

**IN THE UNITED STATES DISTRICT COURT  
FOR THE SOUTHERN DISTRICT OF OHIO  
WESTERN DIVISION**

United States of America,	:	Case No. 1:20-cr-142
<i>Plaintiff-Appellee</i>	:	
	:	
v.	:	Judge Cole
	:	
	:	
Alexander "P.G." Sittenfeld,	:	
<i>Defendant-Appellant</i>	:	

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**NOTICE OF FILING OF EXHIBITS FOR APPEAL PURPOSES**

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Now comes the United States of America and hereby gives notice of filing of exhibits for review and consideration by the Sixth Circuit Court of Appeals in Case No. 23-3840, *United States of America v. Alexander Sittenfeld*:

<b><u>Exhibit No.</u></b>	<b><u>Description</u></b>	<b><u>Date Admitted</u></b>
USA Ex. 12B	recording transcript	June 23, 2022
USA Ex. 13B	recording transcript	June 23, 2022
USA Ex. 14B	recording transcript	June 23, 2022
USA Ex. 15C	recording transcript	June 23, 2022
USA Ex. 18D	recording transcript	June 23, 2022
USA Ex. 20D	recording transcript	June 23, 2022
USA Ex. 21D	recording transcript	June 23, 2022
USA Ex. 21G	recording transcript	June 23, 2022
USA Ex. 21K	recording transcript	June 23, 2022
USA Ex. 22E	recording transcript	June 23, 2022
USA Ex. 23C	recording transcript	June 23, 2022
USA Ex. 24B	recording transcript	June 23, 2022
USA Ex. 25B	recording transcript	June 23, 2022
USA Ex. 26B	recording transcript	June 23, 2022
USA Ex. 26D	recording transcript	June 24, 2022
USA Ex. 28B	recording transcript	June 24, 2022
USA Ex. 30B	recording transcript	June 24, 2022
USA Ex. 33B	recording transcript	June 24, 2022
USA Ex. 35D	recording transcript	June 24, 2022
USA Ex. 41H	recording transcript	June 29, 2022

Respectfully submitted,

s/ Matthew C. Singer

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### **CERTIFICATE OF COUNSEL**

I certify that the documents attached to and filed with this Notice are copies of the documents properly made a part of the record.

/s/ Matthew C. Singer

MATTHEW C. SINGER (IL 6297632)

Assistant United States Attorney

### **CERTIFICATE OF SERVICE**

I certify that a copy of the foregoing Notice of Filing of Exhibits was served upon counsel of record for all parties via CM/ECF, this 7th day of February, 2024.

/s/ Matthew C. Singer

MATTHEW C. SINGER (IL 6297632)

Assistant United States Attorney

194B-CI-2109777

1D88



**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D88

File Number:	194B-CI-2109777
Date:	10/26/2018
Time Recording Starts:	
Time Recording Ends:	
Session:	
Agent:	SA Nathan C. Holbrook

**Participants:**

Chinedum Ndukwe  
Alexander PG Sittenfeld

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

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**[Begin Transcript]**

Sittenfeld: Chin congratulations brother.

Ndukwe: Hey, is mayor Sittenfeld available please?

Sittenfeld: (UI) How, how the first couple weeks been?

Ndukwe: Oh my gosh. Nonstop, man, nonstop. Uh it is, I'm, I'm finally getting a workout in. But uh...

Sittenfeld: You looked lit-, you looked a little soft in that (UI).

Ndukwe: That was great. I love how you clarify it. You're not adorable, your, your, your son is. I was like ah classic (UI).

Sittenfeld: The two balance each other out. No man it's uh, I'm thrilled for you guys and I'm also, I'm a little jealous. If I can play my cards right, maybe we won't be too far behind you guys.

Ndukwe: Uh, What are, are you guys or is she is she pregnant?

Sittenfeld: No, but we're actually, we are...

Ndukwe: No, no, okay. You, you guys are trying?

Sittenfeld: ...we are trying. Yeah, we're like, we're like we think it's time to like...because you know I mean we all have friends who like (UI) for trying. It takes them years sometimes. We're like we might as well, at least think about trying to get a little bit of a jump on this.

Ndukwe: Dude, well the worst is when you have friends that have like eight year-olds and like nine year-olds. And like you're like, all of a sudden you feel like you're a decade behind them, you know?

Sittenfeld: Yeah. Well and, you, you, I mean you would know this in a way that I wouldn't. But like fatherhood is a physical activity too and uh we're not getting any younger.

Ndukwe: I'm telling you man, I, I, I told someone I haven't been this sore since a Sunday night, Thursday night turn around game. But it's all good man, it's all good.

Sittenfeld: You do get like uh, what you gain in bicep strength you add in (UI).

Ndukwe: Yeah right. Uh, so hey, so a couple things man I wanted to touch base with you on.

Sittenfeld: Yeah, yeah.

Ndukwe: First of all how's that, how's that dinner?

Sittenfeld: It was great, it was really good. So this guy like he's been the ambassador from the UK to several other countries. And is now the top guy for fourteen states so. It was me, Chip Gerhardt, Odell Owens, Laura Brunner, the head of the firefighters, um who am I blanking on, Jason Williams from the Enquirer, like I just wanted to...

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Ndukwe: Oh, nice.

Sittenfeld: They didn't give me a lot of time. So I kind of moved quickly to put together an interesting group, but we'll uh the next, the next time we'd love if can join. Sorry it was such late notice.

Ndukwe: No, no dude. Uh, yeah, keep me in mind anytime there is opportunities like that.

Sittenfeld: Yeah, I def- I definitely will.

Ndukwe: I'll uh..

Sittenfeld: Well and I kinda (UI)...it was you know the, the, the, the British Council General is a great dude but I thought like even independent of him like there's probably doesn't happen enough that just interesting groups of city leaders get together like that.

Ndukwe: Absolutely, absolutely. Well that's good. So the, the other reason why I wanted to touch base is you know the four, this four thirty five Elm deal is starting to heat up a little bit.

Sittenfeld: Good.

Ndukwe: And, and, you know I have these guys that are...I don't know if you've met Rob and Brian. They're a, you know, they've been spending a lot of time with uh you know Pete in, in Cincinnati and trying to help...

Sittenfeld: Right.

Ndukwe: ...get some stuff done. Have, have you met those guys yet or no?

Sittenfeld: If I did it was once briefly.

Ndukwe: Okay, okay.

Sittenfeld: But honestly, I not positive, it's like I, I don't, I don't have a relationship with them.

Ndukwe: No, no, no, no, no. So what I want to do is 'cause they are prob- you know there is going to be a ton of capital sources. They're gonna be one of 'em in this four thirty five Elm deal.

Sittenfeld: Right, yup.

Ndukwe: And I know that they got a ton of different LLCs. And I was gonna talk to Jay about this, but I wanna see if there is a way tee up getting you with them before they change everything in November...

Sittenfeld: Yeah, yeah that would be great...

Ndukwe: ...to help, to help you out.

Sittenfeld: I'd love...

Ndukwe: You know what I mean?

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Sittenfeld: ...I'd, I'd love, I'd love to do that. Obviously the, you know, a week from Tuesday that that rule change is gonna kick in. So I don't know if they'll have time to do it before then. I can certainly make myself available.

Ndukwe: Well, they're, they are, they literally are like all in on Cincinnati. They just got a place at the five eighty building and so they're here, they're here all the time. And I think just even if, you know, I want, I want to see if they're gonna be in town before next week. It would, it's Nov-, it's, it's the November eleventh right? Is when everything changes, or?

Sittenfeld: November, November, November sixth. November sixth.

Ndukwe: Okay, shit, okay, all right. So let me try to see what their schedule is.

Sittenfeld: Okay, yeah.

Ndukwe: And then if you, I, 'cause I think it will go a little smoother if they meet you in person first.

Sittenfeld: Yeah, yeah, yeah, yeah, yeah of course. I will uh...

Ndukwe: You know what I mean?

Sittenfeld: Yeah, that's, that's, that's great. Well it would be good to do any ways. So I'll, I will, I can move my schedule around let me know when they are available, if they'll be in town before uh Tuesday the sixth. And then let's try to get them on the books.

Ndukwe: Okay, okay. Perfect, perfect. Sounds good.

Sittenfeld: Okay, all right. Keep me, keep me posted.

Ndukwe: All right buddy.

Sittenfeld: I'll wait to hear from you on that.

Ndukwe: I will. All right. Sounds good.

Sittenfeld: Thanks, thanks Chin. Talk to you brother.

Ndukwe: Thanks PJ. All right. Bye, bye.

[End Transcript]

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1D89-2

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D89-2



File Number: 194B-CI-2109777  
Date: 10/30/2018  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

Chinedum Ndukwe  
Alexander PG Sittenfeld

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

194B-CI-2109777

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Sittenfeld: Hey Bud.

Ndukwe: Hey, sorry about that man.

Sittenfeld: No. All good, sorry. I was just on a, on a another call.

Ndukwe: No. I was, I was early anyway so. So I talked to uh Rob and he's not going to be, one of my investors on 435 Elm. He's not going to be in town until the 7<sup>th</sup> um, they will be in Cincinnati. (UI) in town on the 7<sup>th</sup> and 8<sup>th</sup>. Are you, are you free any uh those two days?

Sittenfeld: Um, hold on. I am yeah. I mean the one challenge is that is obviously after the, the deadline.

Ndukwe: Yeah, so one of the things I was talking to Jay about is I can obviously try to a get some of my friends up in Columbus 'cause...here, here's, here's the deal PG it's like, and I don't know how much you know about how Cranley is just trying to fuck me left and white, right because I supported Yvette.

Sittenfeld: Yeah, I know pretty good, I know. I know a pretty good amount about it.

Ndukwe: Okay. Good. So I mean, so based on my learning experience it's like me personally I'm trying to like just lay it off on either partners or other people who have vested interest in seeing these things come to fruition and like not in my name. So, you know, I'll give you a perfect example um you know my fin- like my analyst that supported you. I got a text message from Smitherman and Albert saying hey we want to make sure the same guy supports me too. I mean it's like crazy shit like that. I mean it's fucked up.

Sittenfeld: Yeah, that's, that's weird and questionable legality. (UI).

Ndukwe: Well, I mean it's like he...the next time I see you I'll show you the screen shot. Anyways, long story short. Uhm I'm just trying to, you know, keep my name off, off of shit for the most part.

Sittenfeld: Just so, just so you know like, look I have, you know I, I love what you do as someone revitalizing our city creating jobs. I am fond of you as a friend. I also have like you know obligations to do the things I need to do to be a successful candidate so.

Ndukwe: Absolutely.

Sittenfeld: So, but what that means is I don't really get like, if if you say look I don't want to support you in the name of Chinedum Ndukwe, but some guy I've never met from Columbus is going to use a coup, you know, you know you're network are going to a, round up a bunch of LLC checks. Like that's great. I actually don't care. But I mean the one thing I will say is like, you know I mean, you don't want me to like be like 'hey Chin like love you



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but can't you know like, you know, I mean like, you know like. I, I, I want people to support me, that's like...

Ndukwe: Absolutely.

Sittenfeld: ...if a candidate doesn't want people to support them, they're a shitty dumb candidate...

Ndukwe: Yeah, right, yeah, right.

Sittenfeld: ...and you know I've been (UI) a lot of people have come through in a really big way that's been awesome so far and I would love, I would love for you to be one of those people too.

Ndukwe: I hear ya. I hear ya. So we'll, we'll figure, we'll, we'll make sure, trust me, we'll, we'll, we'll make something happen sooner than later too. Um (UI).

Sittenfeld: Well can you (UI), Can you even do it before the LLC thing?

Ndukwe: I don't know, let me, let me, let me, let me touch base with Jay again and see how, how we can make it work. Uhm I mean honestly just with, with everybody I've been trying to, you know, the other thing is these guys have a ton of LLCs. But I, I know that he's not going to be in town...so when is the drop dead date? Is it the sixth?

Sittenfeld: They can't, those guys can't use more than one LLC for each of them after, after the sixth, yeah. That's why, so just to let you know North American has done twelve in LLCs, Uptown has done ten, Medpace has done ten, Model has done eight. Uhm I, I need to go down like the whole list.

Ndukwe: Yeah, yeah, yeah.

Sittenfeld: You know Eli has done five. So because people are like, you know, we got to get this done before this (UI) option goes away.

Ndukwe: Yeah, yeah, yeah, for sure, for sure. Well let me, let me see--

Sittenfeld: Even, even if you were able to like, you know, Columbus people, these guys round up five LLCs before next Tuesday it'd be big.

Ndukwe: Yeah, okay, okay. All right, let me, let go to work on that. Let me go to work on that.

Sittenfeld: You're, you're, you're a persuasive guy Chin, I believe in you.

Ndukwe: Love it, I love it. That's why you are a great politician I know.

Sittenfeld: No, I'm not, I'm not.

Ndukwe: So, so well let me, so lis- I know, cause I know your, your schedule will fill up quick. Can you just take a quick look at the seventh, even if...

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Sittenfeld: Yeah, yeah, yeah, you tell me so I got, I got--

Ndukwe: ...coffee or, or uh--

Sittenfeld: Why don't I take, why don't I take you guys out to lunch on Wednesday the seventh?

Ndukwe: Wednesday the seventh? Okay. That should, that should work perfectly. So Wednesday, November seventh.

Sittenfeld: Can we get likely early, can we do an 11:45?

Ndukwe: That should work. That should work. And we'll, we'll keep it quick.

Sittenfeld: So, should I, should I pencil that in?

Ndukwe: Yeah, yeah, go ahead. Let me, I'll confirm it, but go ahead and pencil them in on your end. So (UI).

Sittenfeld: All right, 11:45 am, next Wednesday the seventh. If that doesn't work, I mean we could find, I could do coffee in the afternoon or whatever else. Uhm And then you're gonna deliver the goods before next Tuesday.

Ndukwe: All right, let me go to work on that. All right buddy.

Sittenfeld: All right, thanks man talk to you.

Ndukwe: All right, sounds good. All right bye.

Sittenfeld: Bye.



**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D93

File Number: 194B-CI-2109777  
Date: 11/2/2018  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

Chinedum Ndukwe  
Alexander PG Sittenfeld

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

Sittenfeld: Chin.

Ndukwe: Hey PG.

Sittenfeld: Hey can you hear me okay?

Ndukwe: Yeah, yeah, yeah I can hear you fine. How's it going?

Sittenfeld: Ah, it's going well. So my a, my wife and I moved into a, a new house and the cell reception is kind of shitty actually.

Ndukwe: Oh, shit, no I, I can hear you perfectly. What, what part of town are you in?

Sittenfeld: Recently bought my childhood home. So...

Ndukwe: Did you really? Okay.

Sittenfeld: (UI) I'm uh, we're like should our bedroom be in my childhood bedroom or my parents' bedroom like that's weird either way. So I'm gonna need a good therapist to help me work through all these mom, mommy and daddy issues. But we're basically going from living in, in theory, you know, modest, unfancy, no frills downtown apartment to like a big ole kinda grand East Walnut Hills home that's also kind of like a pain in the ass that needs like forty years of work done to it.

Ndukwe: Oh, that's perfect man, that's great. That's great (UI)...

Sittenfeld: Yeah, I know it's cool. So we'll uh...we'll, we'll get you guys over for dinner.

Ndukwe: Awesome, awesome, where, where did your parents move? Just out, out of curiosity are they, are they...

Sittenfeld: They--

Ndukwe: ...local or down in Florida?

Sittenfeld: No, they, they spend about four months of the year up kind of like you know New England, Cape Cod area in the summer but...

Ndukwe: Oh, nice.

Sittenfeld: ...they, they moved to East Hyde Park, kinda, you know, place with like a first floor bedroom. Place they can you know, get old without a lot of hassle.

Ndukwe: Yeah, yeah, yeah no that's perfect. Well, well good man, good. So listen, real...

Sittenfeld: Yeah, we're (UI).

Ndukwe: ...real, real quick...

Sittenfeld: Yeah.

Ndukwe: 'Cause I'm...I got to run into another deal but...so good news and bad news...

Sittenfeld: Yup.

Ndukwe: ...what, what do you want first?

Sittenfeld: Uh, always, always the bad news.

Ndukwe: All right, so bad news is can't do the LLCs before next week. Okay?

Sittenfeld: Okay.

Ndukwe: But, but good news is I'll probably be able to get you close to twenty thousand over the next couple. Uhm you know, and, and these guys that are doing that deal on 435 Elm, uh, you know, they're, they're, very, you know, they don't really fuck around. They're very specific. They're like, you know...so I, you know, for me just want my experience of this whole Cranley bullshit with Yvette. Like I'm...

Sittenfeld: Yeah, yeah, no, I get it.

Ndukwe: ...not trying to you know what I mean. I'm not trying to put anything on my name at all and...

Sittenfeld: Totally understand. I totally understand. Look if you can--

Ndukwe: ...But, but--

Sittenfeld: Here, here, it it's my...as I told you before it's my job as a candidate to put myself in the strongest position as possible and you know, I've done a pretty good, I've done a pretty good job with that. At the end of the day, if you can, if you can, you know, rather than delivering 5K in LLC checks by next Tuesday, can help raise twenty over the next couple years. Like you know I will be incredibly grateful.

Ndukwe: No, I mean, I think it's like over the next couple of weeks. I mean, so...

Sittenfeld: No shit. No, dude that's...yeah.

Ndukwe: ...so and then for, for, and then for this meeting with Rob next week, I'm pretty sure he can get you ten this week. You know the biggest thing is, you know, if we do the ten, I mean, they're gonna want to know that when it comes time to vote on 435 Elm, like whenever that, I don't know if it's next year, two years, three years, that it's gonna be a yes vote, you know, without, without a doubt. I've shared that with them, that hey known PG for years, all this stuff, but they're like all right we'll get his attention.

Sittenfeld: I mean, obv-, as you know, obviously nothing can be illegal like...illegally nothing can be a quid, quid quo pro. And I know that's not what you're saying either. But what I...

Ndukwe: Yeah.

Sittenfeld: ...can say is that I'm always super pro-development and revitalization of especially our urban core.

Ndukwe: Okay, no, I hear ya. I hear ya. And so they're, he'll probably come out--

Sittenfeld: And we can, we, we, we can discuss that more in person.

Ndukwe: Okay, okay. My guy, perfect, perfect.

Sittenfeld: But I'm not, I'm not sure, I'm not they're, I, in seven years I have voted in favor of every single development deal that's ever been put in front of me so.

Ndukwe: Okay. My guy. So, so, we'll, we'll keep this up for, now do you have, it's next Wednesday at, at noon – correct?

Sittenfeld: Yeah we said we, or we said like 11:45 to get a jump somewhere.

Ndukwe: Oh, yeah, yeah, that's right. What, what, where at? Or what's the best location for you next Wednesday?

Sittenfeld: The u- it, it doesn't matter. Pick what's convenient. I'll be downtown, but I can come up to like Rookwood, I can go across the river.

Ndukwe: No, no. Down, downtown is perfect. What about, you know, I'll, I'll shoot you a text later today on the location. But downtown should...

Sittenfeld: Okay, let me, do you think, I think it also, meeting these guys, I should, I should, i-if we can take five minutes, walk them through some of like the voting data just so that they can appreciate the starting point that I'm beginning this, this endeavor in.

Ndukwe: Okay, okay.

Sittenfeld: My, my sense is that it will give them some comfort.

Ndukwe: Okay, perfect, perfect. No, I think that would be great, I think that would be great.

Sittenfeld: Look, these, these, these guys want to know, I mean, look people want to invest in a winning endeavor, right? And I want, I want to give them the confidence and the comfort that that's what they're doing.

Ndukwe: Perfect, perfect. Okay.

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Sittenfeld:        Okay, okay, I'll, I'll, let me, let me, let, let me know what spot you want to meet in and I'll be there next Wednesday.

Ndukwe:           All right, sounds good man. Thanks.

Sittenfeld:        All right talk to ya, Chin, see ya. Bye.

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236



Transcript 1D98 and 1D96 Sections 6 & 7

File Number: 194B-CI-2109777  
Date: 11/07/2018  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

Chinedum Ndukwe  
UC Rob  
Alexander PG Sittenfeld  
Unknown Female (UF)  
Unknown Male (UM)

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH



**[Begin Transcript 1D98 at 00:11:41]**

Ndukwe: What's up man?

Sittenfeld: Sorry about that.

Ndukwe: A little traffic there?

Sittenfeld: Right out there, yeah. Hi, P.G.

UC Rob: Rob, yeah we've uh.

Sittenfeld: Yeah, we've met before.

UC Rob: Yeah yeah.

Sittenfeld: Where where where were...

UC Rob: Uh, J. Alexander's with Sam Malone.

Sittenfeld: Oh yeah yeah yeah yeah that's right.

UC Rob: That was forever ago, yep?

Ndukwe: I forgot you guys...

Sittenfeld: You keep all sorts of lively company.

Ndukwe: ...you were lookin' at some shit with him huh?

UC Rob: Well...

Sittenfeld: Any, anything come of that?

UC Rob: Hell no, so no not at all.

Sittenfeld: You probably found a better partner.

Ndukwe: Holy shit. Yeah I didn't, I didn't I forgot you mentioned that. Um, yeah so so Rob and uh his partner Brian are lookin' at puttin' money in and really already have to.

Sittenfeld: 435.

Ndukwe: 435 Elm. And they're I mean they, like I was telling you they really focus on secondary markets.

Sittenfeld: Right.

Ndukwe: Um and so I just wanna make sure to tee you guys up and I kinda told you about P.G.

UC Rob: Yeah yeah.

Ndukwe: Rock star, you know locally and I I think I just heard Aftab's thinkin' about runnin' now that he got his ass waxed on on that whole deal.

Sittenfeld: He's not gonna run.

Ndukwe: But I think without a doubt, P.G.'s uh probably gonna be our next mayor uh so. When when are you (UI).

Sittenfeld: From from Chin's lips to God's ears.

Ndukwe: When do you officially announce?

UC Rob: I've heard that a lot of places so far so.

Sittenfeld: Probably sometime like on a later part of next year.

Ndukwe: Really?

Sittenfeld: Yeah, I, it depends. One person's already announced which I think is ridiculously early. Um, probably sometime next year.

Ndukwe: Yeah yeah yeah yeah.

Sittenfeld: Um.

UM: Do you want more water sir?

Sittenfeld: (UI) the--

UC Rob: Sure.

Sittenfeld: When we were at J. Alexander's, did you see that J. Alexander's is no longer J. Alexander's?

Ndukwe: Redlands or something like that.

Sittenfeld: Do you know what that's about?

Ndukwe: No, huh uh, huh uh. I'm not sure.

Sittenfeld: Um you were, you've been a (UI) other than just real estate right like.

UC Rob: Yeah so.

Sittenfeld: (UI) too?

UC Rob: My partner Brian has a green energy company.

Sittenfeld: That's right.

UC Rob: That's when Cincinnati announced...

Sittenfeld: That's right.

UC Rob: ...that big green energy initiative and stuff. That's how we kinda started working with Sam a little bit.

Sittenfeld: Right.

UC Rob: We didn't really know, have any connections in Cincinnati.

Sittenfeld: Right.

UC Rob: At that time we were back in uh a development deal out in Sycamore Township, um.

Sittenfeld: That's right.

UC Rob: Separately and then so we were like hey we're gonna do this so we might as well get Brian some business on the green energy side.

Sittenfeld: Yeah yeah totally.

UC Rob: Then Brian and Chin actually have some relationships in the past and...

Ndukwe: Yeah.

UC Rob: ...so we we kinda sat down and started talking at the same time and got started looking at this deal so.

Sittenfeld: You guys are out in two different places right?

UC Rob: Brian's in Nashville, I'm in North Carolina.

Sittenfeld: Right, remind me where in Carolina.

UC Rob: Well I I say Raleigh, but I'm kind of all over the place so--

Sittenfeld: Right.

UC Rob: Yeah. I was in Savannah, Georgia forever uh that's where I kinda like cut my teeth doing development stuff.

Sittenfeld: Right.

UC Rob: And then now I just kind of look at for our little investment group our I kind of evaluate all of the real estate deals so.

Sittenfeld: And how how sort of diversified are is your guys you know.

UC Rob: Oh you know.

Sittenfeld: (UI) or is it mostly real estate?

UC Rob: No. Um so basically all our guys are in, it's not like a true fund. It's it's truly just guys who are in a bunch of industries and we collectively kind of put our money together.

Sittenfeld: Yeah yeah.

UC Rob: And so Brian's got a green energy deal, he's kind of the point guy. Um, Robbie one of the other guys kind of handles all of the technology stuff.

Sittenfeld: Literally pass the hat amongst the group.

UC Rob: Right.

Sittenfeld: And sometimes people are in and sometimes they're not in.

UC Rob: Right. Yep.

Sittenfeld: Yeah yeah.

UC Rob: So we kind of got a core group of about 5 or 6 guys and then uh you know a a extended group of about 15 depending on how much capital we've gotta raise.

Sittenfeld: Yeah that's a good way to do it.

UC Rob: And how long we've gotta have it tied up so. 'Cause we've got a couple guys that are not in that core group that if it's more than a yearlong deal you don't want them involved 'cause they're, it's a pain in the ass to...

Sittenfeld: Right yeah.

UC Rob: ...have their money in the deal so it just kind of depends.

Sittenfeld: Do you guys usually go for pretty quick...

UC Rob: No.

Sittenfeld: ...turnaround? (UI).

UC Rob: Um some of them are more long term. It just depends. I mean like literally it's, I, everybody always, we don't have a deal that's like a here's what we look for, it's pretty much like hey 'cause these guys being in different industries. They run across deals all the time. If it's a real estate deal, I'm the one that kind of takes the point on it and says hey look, here here's our options on it. We can be in it for two years you know and here's what our return is on it or we can go and be the 20 year partner and it is what it is so.

Sittenfeld: Right.

UC Rob: Everyone's a little different so.

Sittenfeld: But you guys (UI) pretty good amount of stuff?

UC Rob: Yeah uh Robbie's got a pretty big portfolio he keeps and then uh just to 'cause a lot of his other stuff is all technology-based stuff...

Sittenfeld: Right.

UC Rob: ...and so he likes keepin' that uh...

Sittenfeld: Right.

UC Rob: ...long-term stuff. Um but yeah, most of its most of it's 5 years or less.

Sittenfeld: Right.

UC Rob: And then we'll usually get taken out of that corner. Usually that's the plan.

UF: How are you?

Sittenfeld: Good, how are you doing?

UF: Good thanks. Something to drink other than water?

Sittenfeld: Water's great for me.

UF: Water? Have you all been here for lunch?

Sittenfeld: Yes.

UF: Yes? Can I answer any additional questions? Are you ready to order?

Ndukwe: Do you guys know what you want?

Sittenfeld: Yeah I can go for it.

**[Transcript stops 16:22]**

**[Transcript starts 21:19]**

Sittenfeld: You'll have more fun in the city anyway.

UC Rob: Yeah, yeah.

Sittenfeld: So what's the latest on 435?

Ndukwe: So we are I think we're meeting with Marion Haynes and um and, and Dan Valler (PH) I like Dan Valler (PH) a lot.

Sittenfeld: I do too.

Ndukwe: I think he is a rock star.

Sittenfeld: Yeah, that's good feedback.

Ndukwe: But we're we're meetin' with him next week. I believe it's next week. Uh and we've we've been workin' on the plans they've finalized. Elevar is the architecture that's on record. We'll probably bring in like more of a when it gets to like more of the exterior design phase we'll probably bring in another architect. Elevar is doin' the architect now

Sittenfeld: (UI).

Ndukwe: Yeah yeah he's great, he's good. So I wish I had those. I was tellin' Rob we had we should have those all that stuff uh really end of day today. And then at that point we're gonna go make our proposal for a development agreement.

Sittenfeld: Right.

Ndukwe: And basically we got, we have probably 1 point when it's all said and done we'll have 1.8 million into it. We're gonna make a proposal to the city basically to them, hey we wanna get this for a dollar or work out some long-term lease of some sort for a minimal amount or we're gonna need X, Y, and Z. I brought on a guy, his name is Seth Barnhard. I don't know if you met him but he built, he was Augustus's from Medpace, his owner's rep on their Medpace hotel out there. So I just hired him and so he's runnin' point on all that stuff.

Sittenfeld: Yeah.

Ndukwe: It's kinda fucked up but essentially long story short is Cranley doesn't want me a part of, out in front of this thing. And like...

Sittenfeld: We can take care of that too.

Ndukwe: ...whole whole 'nother conversation. Holy shit.

Sittenfeld: Our current Mayor is capable of being very petty.

Ndukwe: Dude, oh my God. I mean he's I was kinda sharin' a little bit...

Sittenfeld: Which is no, not a way to be.

Ndukwe: ...and it's just fascinating. And it's over just you know our last election and that's part of the reason I was like how can we work out ways to keep my name off shit.

Sittenfeld: Yeah yeah.

Ndukwe: Um but that's where we're at. So it it'll come here hopefully.

Sittenfeld: What about uh the Goldschmidt situation and what about um is it um not NIOC?

Ndukwe: OSHA?

Sittenfeld: OSHA.

Ndukwe: OSHA. So OSHA's representative was actually in town from Chicago a couple weeks back. I met with him I um they toured a couple different sites for potential relocations. They're like gung-ho on getting them out to Blue Ash. That's the only kind of downer, they're leave, they're gonna leave move those jobs out there.

Sittenfeld: On what timetable?

Ndukwe: Probably, they'll start, I think they'll be done movin' them by third/fourth quarter of next year. Which is fine.

Sittenfeld: What's your guys' timetable?

Ndukwe: We wanna we wanna really by by the fourth quarter of next year we wanna have shovels in the ground tearing that building down. So we're tryin' to--

Sittenfeld: So obviously it's a complete demo.

Ndukwe: Yeah yeah complete demo, straight to the ground. We I have this parking elevator company out of New York that will probably be here in the next couple of weeks. We're trying to put some parking underground. Elevators right? So you just it's all valet. And then retail and then we have a pretty strong LOI with um an office tenant I was I was talking to the head of IHG hotels last night. I don't, Jay Kincaid met him the last time they were in town. But they wanna be there. They wanna build a Indigo Hotel. It's huge, uh and then we're pretty confident we can do some high-end uh apartments up top.

Sittenfeld: How many square feet is it currently? Just to orient myself. (UI)

Ndukwe: So honestly it's like currently right now I don't know what the square footage is but two floors of retail and then like the back half of it is like probably an additional 5 floors of office space. And it's a dump. But it's but it's roughly about...

Sittenfeld: And the irony that OSHA is in this building that's probably unsafe.

Ndukwe: So unsafe, holes in. It needs to be scrapped. But it's it's about a little under a half acre with the park included. Um I mean it's it's it actually lays out perfectly for a hotel.

Sittenfeld: What's what's what's the proposal for the totality of the development?

Ndukwe: It's probably it, right now our numbers and we've been having Turner giving us some soft bids, close to a 75 million dollar deal.

Sittenfeld: So hotel.

Ndukwe: Hotel.

Sittenfeld: Ground retail.

Ndukwe: Ground retail, office, um is it confidentially confidentially super confidential I'll share with you. We're lookin' at potentially doin' a sports book confidentially, all right?

Sittenfeld: Okay.

Ndukwe: All right, but that won't be on our proposal to the City but we're amongst friends so.

Sittenfeld: Yeah yeah yeah.

Ndukwe: Um we're that would be a huge win if we could do that next to the convention center.

Sittenfeld: How many units in the hotel?

Ndukwe: 140, 140.

Sittenfeld: How many square feet of office?

Ndukwe: Probably close to, if we do 30,000 uh for our existing office tenant put another 15 for that co-working banquet-esque meeting space.

Sittenfeld: Yeah.

Ndukwe: Um which we think we have a there's a group out of Columbus, it's called Serendipity, they do like co-working space.

Sittenfeld: Right.

Ndukwe: It's pretty cool. They're they're interested also in taking up that 15 and...

Sittenfeld: Cool.

Ndukwe: ...programming (UI).

Sittenfeld: Right.

Ndukwe: Um so we're we're I we feel like we're in a really good spot with the timeline where OSHA's at.

Sittenfeld: What else do you guys feel like you would want from the City? So the land.

Ndukwe: So we want the land for--

Sittenfeld: Or the the landing the building whatever.

Ndukwe: Yeah, the land the building for a dollar or a long-term, you know, lease for 99 years.

Sittenfeld: And then a CRA?

Ndukwe: Yeah a solid CRA. Nothing out of the ordinary but just competitive right? Like yeah I know gone are the days of like 75% abatements and all that stuff but you know it's gonna it's gonna activate that corner.

Sittenfeld: No no no no gap financing?

Ndukwe: I don't think, I don't think we're gonna need it. I don't I mean--

Sittenfeld: Some would argue...

Ndukwe: Yeah.

Sittenfeld: ...if it's the land for a dollar--

Ndukwe: Oh yeah yeah right right right. That that would be--

Sittenfeld: It's easier (UI) just like cash ...

Ndukwe: Mm-hmm.

Sittenfeld: ...is the hardest thing for the city to do, because if it's updating future value that would not be created but for the abatement I've never had an issue with that. If its land that otherwise is you know has derelict buildings sitting on it and isn't productive for the city that's not that big a lift.

Ndukwe: Right.

Sittenfeld: And we do, even though some of my colleagues talk kind of crazy about it and the CRA's are pretty routine so. If that, if it was all of that it's got my support...

Ndukwe: Yeah.

Sittenfeld: ...and you know can certainly shepherd the votes too.

Ndukwe: Yeah, no that's awesome, that's awesome. That's what I--

Sittenfeld: Any any anything in terms of City intervention that's not covering? Or that's basically it?



Ndukwe: I mean that's that's basically it. We'll you know I I been working with Seth to hammer out the fine details but we'll probably be in front of Council hopefully just to get the approval on the development agreement...

Sittenfeld: Right.

Ndukwe: ...sooner than later. I mean...

Sittenfeld: Guess on on that?

Ndukwe: Probably no later than, I mean, I'm tellin' these guys fuckin' December both the holidays and stuff, no later than January I think.

Sittenfeld: Okay.

Ndukwe: You know what I mean? I mean we're tryin' we're tryin' to get it turned around. I mean I think there's gonna be just the experience of this other hotel it's gonna be a little bit of back and forth with...

Sittenfeld: Right.

Ndukwe: ...E D but I think I think we can get it done hopefully before January.

Sittenfeld: That's great.

Ndukwe: Yeah so. These guys are wantin' it yesterday, so uh--

UC Rob: Always.

Sittenfeld: How many things are you guys in at any given moment? How many things are you in at any given moment?

UC Rob: Uh well I mean we still have a lot of land positions uh down in Savannah. Um we got a couple little deals out north of Wilmington, North Carolina, coastal area um...

UF: Are we all right?

Sittenfeld: I'm almost gonna say don't leave those but...

UF: Do you want me too?

Sittenfeld: They're already here.

UC Rob: So usually I mean we're in probably 10 to 15 deals at a time and then really I still have some like developments that I'm actually doing.

UF: I've got your food coming over so I'm gonna move your small plates if that's okay?

Sittenfeld: Thank you. More, uh -

UC Rob: 2 or 3 that I'm just kinda doing by my own self so.

Sittenfeld: More uh generally the urban core or all over the place?

UC Rob: Yeah, kinda all over the place like uh I mean all the stuff in Savannah is single family or uh town home pieces so um.

Sittenfeld: Right.

UC Rob: I don't really do anything downtown Savannah. The historical society and all that kind of stuff is just that's a whole 'nother game there so um, but uh.

Sittenfeld: Thank you, thank you.

UC Rob: Then out like uh south of Wilmington, Carolina Beach we own a bunch of, we probably bought like 20 properties. Everything there is just old beach houses, tearin' them down, re-zonin' them, and we are getting 4 units per lot basically. Just re-doing lot plans, just selling houses.

Sittenfeld: Thank you.

UM: Those are your black beans. Enjoy.

Sittenfeld: Thank you.

UC Rob: Pretty much just (UI).

Sittenfeld: Right.

UC Rob: Um--

Sittenfeld: You you anywhere else in Ohio?

UC Rob: Do what?

Sittenfeld: You anywhere else?

UC Rob: No we uh, so most, if I'm gonna run it, it's gonna be an East Coast deal just for oversight purposes.

Sittenfeld: Sure sure.

UC Rob: And everything else like money-wise then we're you know this is kind of our first one we've done in Ohio so.

Sittenfeld: Good, hopefully not the last.

UC Rob: 'Cause always the questions I get out of my guys are why are we going to a new market? You know, we know the politics and everything else of the markets we're currently in. So it's always we have 2 or 3 deals teed up and we'll spend a lot of time evaluating the deal and just getting a feel for...

Sittenfeld: Right.

UC Rob: ...kind of like Sycamore Township. Like I wasn't gonna go to my guys and say hey this deal, park 22 million dollars and then you know Tom Weidman's a dick and holds it up and now I look like an idiot so.

Sittenfeld: The good news for you guys, one Chinedum has great relationships with most of us, yeah, certainly respected as a developer, but also I think me and my colleagues appreciate this isn't just a good development it's a strategic development.

UC Rob: Yeah.

Sittenfeld: And we can't have that parcel...

UC Rob: Right.

Sittenfeld: ...sitting at sitting as it--

UC Rob: Across the street from the convention center.

Sittenfeld: Yeah yeah exactly. How...

Ndukwe: Killin' our (UI).

Sittenfeld: ...how how how high could you go there?

Ndukwe: I mean we could go, I mean I think Fernandez put together and I can show these to you, put together a rendering of uh close to 70 75 floors. I mean 75 floors and 700 rooms. At one point in time we were lookin' at also tryin' to get that garage. It was just such a long battle that PG I'm like you know what, I know for sure that I can build one hotel, an office, and some residences. I know we can get it financed, um, let's just do a deal we can do and get it (UI).

Sittenfeld: I think it's easy for me to say go as big as you can there.

Ndukwe: Well yeah. Here's the other thing, so I was talkin' to Steve Leeper who runs 3CDC. They wanna build they're like he he's like gung-ho about building a convention center hotel on that surface lot the Port just--

Sittenfeld: I mean it's the end-run around the Millennium.

Ndukwe: I'm tellin' you.

Sittenfeld: This guy is like the Warren Buffet of Singapore.

UC Rob: Yeah.

Sittenfeld: And uh owns...

Ndukwe: Yeah.

Sittenfeld: ...our main convention hotel I mean like kind of like compare a flea-bag hotel...

UC Rob: Oh yeah.

Sittenfeld: ...like literally...

Ndukwe: Literally.

Sittenfeld: ...uh such a dump, you know, but it's the biggest and the most proximate hotel.

UF: How is everything?

Ndukwe: Great.

Sittenfeld: Mine's tasty thank you. To the convention center, but a mass-massive challenge for the city and there's you know, it's like such a tiny little piece of his portfolio.

UC Rob: Right.

Sittenfeld: We only ever deal with his head of North American, you know development or properties or whatever. Uh so finally we're sort of saying, you know, can we just, if we can't do this with you, can we go around you?

UC Rob: Right.

Ndukwe: Yeah. I don't know if you heard any updates or anything on that but, I heard it was like under under an LOI or under a contract or somebody, I just...

Sittenfeld: I haven't heard anything new in the last handful of weeks, but.

Ndukwe: Yeah.

Sittenfeld: But I can ask.

Ndukwe: Yeah.

Sittenfeld: City city needs it.

Ndukwe: Yeah. Definitely, definitely does.

Sittenfeld: So are the...

Ndukwe: Oh and then with the Goldschmidts.

Sittenfeld: Yeah not to come back to that.

Ndukwe: Yeah yeah no no. So they are, so they were in front of Geor- Judge Winkler.

Sittenfeld: Which one? There's a couple of them.

Ndukwe: I I know right? Um so it was the husband, I think it was the husband or whoever lost to Aftab.

Sittenfeld: Uh that's Ted, yeah.

Ndukwe: Yeah.

Sittenfeld: Who I like a lot actually.

Ndukwe: Do you do you really? So.

Sittenfeld: Not as a judge, as a person.

Ndukwe: Yeah yeah.

Sittenfeld: I have no idea what kind of Judge he is.

Ndukwe: Yeah, every, it seems like there's a lot of these families that just keep, I don't know everyone's involved in public office.

Sittenfeld: No one knows who they are, but you know their last name.

Ndukwe: Right.

Sittenfeld: Yeah.

Ndukwe: So that's like that's right where it needs to be. We're good on that.

Sittenfeld: Are they out?

Ndukwe: I mean, no they're not out, but they're essentially...

Sittenfeld: Are they holding on to try and get some sweetheart...

Ndukwe: They're trying, but it's not, I mean (UI)...

Sittenfeld: How how are you and Ryan?

Ndukwe: That's what I was telling Ryan. I I'm not sure whose running the show, if it's his dad or if it's him. He's the las – he's the tenant in there dragging his feet. We gave him a deal, like we're like hey walk away and you don't have to pay anything. Meanwhile they're like...

Sittenfeld: They should jump on that.

Ndukwe: ...they. Well that deal's off the table now, but it was--

Sittenfeld: They like didn't pay taxes for like 20 years.

Ndukwe: Oh can you imagine. I mean I, it's like the craziest thing I've ever heard.

Sittenfeld: Right.

Ndukwe: But, I don't know.

Sittenfeld: They didn't they didn't not pay taxes in the smart way. They didn't pay up taxes in the dumb way.

Ndukwe: Right, they just didn't pay them.

Sittenfeld: Not in the legal loop-hole way, just the...

Ndukwe: Yeah so I was like you guys are really just crippling the City.

Sittenfeld: So that deal's off off the table.

Ndukwe: Yeah it's off, mm-hmm. So we're lettin' that run its course this time.

Sittenfeld: All right.

Ndukwe: Mm-hmm

Sittenfeld: All sounds good. I mean let me, is is anything backlogged in the City right now?

Ndukwe: No no, I mean...

Sittenfeld: I mean with Law or ED or...

Ndukwe: Mm-mm. No, we'll probably, we can talk about this another time but there's another deal I'm workin' on 3401 Reading Road, but I wanna talk to you about. That I think, it's up in Avondale, that I think you can help, but um I think at 435 Elm I think just when it...

Sittenfeld: It's a big piece of business.

Ndukwe: ...yeah, just when it's I'm I'm glad to hear that you're on board when it's time to...

Sittenfeld: The deal that you guys talked about, easy to support.

Ndukwe: Yeah. Mm-hmm.

Sittenfeld: I'm gonna have to work on some of my colleagues for you. Did you see what some of them trying to pull with the uh land swap by the tri-state wholesale thing?

Ndukwe: Yeah what's I mean. What is uh--

Sittenfeld: I think there is, you know, just depending on the day, anywhere from 2 to 4 people that like this isn't meant to spook you at all...

UC Rob: Sure.

Sittenfeld: ...because there are always at least five votes.

UC Rob: Oh yeah.

Sittenfeld: But again, depending on the issue. They kind of just like I think like honestly it almost just seems like they don't want developers to make money.

Ndukwe: (UI).

Sittenfeld: Even if it means that private capital is being deployed in your community, by like in your community...

Ndukwe: Right.

UC Rob: Right.

Sittenfeld: ...that has a choice to go elsewhere if you, you know, if that's the attitude you take toward them. There's this thing where 4 of them and I got I don't wanna spook you 'cause...

Ndukwe: Yeah.

Sittenfeld: ...we always we always find a way.

Ndukwe: Right.

Sittenfeld: Um and I think this will be, I can promise the votes obviously. But um on a on a we were gonna give a piece of land that was worth literally like \$300,000 for a dollar and they

didn't wanna do it and it could have thrown a wrench in the entire MLS stadium situation. It's just like...

Ndukwe: Wow.

Sittenfeld: ...is that really worth it?

UC Rob: Right.

Sittenfeld: When people put \$350 million of private capital into (UI).

Ndukwe: So, is that gonna go through though?

Sittenfeld: Yeah, it already did. They just made it something that didn't need to be a close-call a close-call.

Ndukwe: Yeah seriously.

Sittenfeld: But this is, everyone appreciates like where this the positioning of this building. I I think it should be all good.

Ndukwe: Yeah.

Sittenfeld: Will the CBB, like will Julie chime in and say we think this would be great?

Ndukwe: Are you asking?

Sittenfeld: Yeah, I don't think it's necessary, but I don't think it hurts.

Ndukwe: Yeah I think I don't know if you know I'm I'm on the CBB Board. She's been great.

Sittenfeld: (UI) she been doin'?

Ndukwe: She has been man.

Sittenfeld: I mean as you know I wrote a letter for someone else.

Ndukwe: I know and I was I was comin' back.

Sittenfeld: Julie's better.

Ndukwe: Yeah, speaking of, how was she even doin' like is she she's out of office now right?

Sittenfeld: As of yesterday. Or actually maybe maybe til til December 31 or something like that, but is about to be. I don't know I mean honestly I think she needs it (UI).

Ndukwe: Yeah.

Sittenfeld: Like is she able to is she able to pay, you know I I like it on (UI), does she have a way of paying herself through the CDC they started?

Ndukwe: I don't know, there should be.

Sittenfeld: You tell me, but I mean she (UI).

Ndukwe: Honestly they wanted...

Sittenfeld: The woman's a State Rep.

Ndukwe: Yeah Alicia, Alicia Reece.

Sittenfeld: And is about to get termed out.

Ndukwe: She wanted me to leave I had a I had another group in ah from out of town, a couple of my other partners from Columbus, she wanted me to leave that meeting and they're putting they put real dollars in deals and like come and meet her and her dad at like Bob Evans on like, I don't know some part of t... I was never, I mean I've never I rarely go to the West side but it was like way it was further on the West Side I was like no way. I was like, Alicia I can't do that. She was so offended, so offended, day of.

Sittenfeld: She's again she's she's also a friend.

Ndukwe: Mm-hmm

Sittenfeld: Political friend but she's a friend. She has an interesting way of doing business.

Ndukwe: Oh my God. That is that is puttin' it very very (UI).

Sittenfeld: A little, yeah, it probably flirts with the line of like--

Ndukwe: Yeah.

Sittenfeld: So no that's (UI) totally nosy invasive question, do you uh married or--

UC Rob: Divorced.

Sittenfeld: Divorced.

UC Rob: Two kids, divorced.

Sittenfeld: Can we find you a wife in Cincinnati?

UC Rob: Can you find me one?

Sittenfeld: Would you accept one?

UC Rob: Um.

Sittenfeld: Good-lookin' guy, single.

UC Rob: Yeah yeah I'm always...

Ndukwe: You got the swag.

Sittenfeld: Maybe line it up man.

UC Rob: ...I'm always (UI)

Ndukwe: He's got the swag.



Sittenfeld: I I'm not kidding.

UC Rob: ...I'm always looking for my next ex-wife.

Sittenfeld: And she's lookin' for you! How, how old are you?

UC Rob: 38, I'll be 39 in December.

Sittenfeld: I'm not kidding and I don't know if Chin agrees with this, this town has a total glut of smart attractive women...

Ndukwe: It's true.

Sittenfeld: ...in like their early 30s.

Ndukwe: It's true.

Sittenfeld: And just for whatever reason, like the guys all got paired up with someone else.

Ndukwe: Yeah yeah yeah.

Sittenfeld: There are more of them then there were of us.

Ndukwe: A hundred percent.

Sittenfeld: So I don't I don't know how uh geographically flexible you are but you tell me if you're gonna be in town for a couple of days, I'll set you up on a good blind date.

UC Rob: Okay.

Ndukwe: You've gotta, you gotta make it happen. Gotta make it happen.

UC Rob: So you're, what about you, you're married obviously.

Sittenfeld: Yeah I'm married um.

UC Rob: You got kids?

Sittenfeld: Not yet, hopefully I'm not too far behind Chinedum though.

UC Rob: Ah, we were just talking about it a second ago.

Ndukwe: Dude, take your time.

Sittenfeld: See I (UI) before I before I put the weight on, I gotta have kids.

Ndukwe: Take your time.

Sittenfeld: Um yeah hopefully not too long. Ask ask me again in maybe a year or two.

UC Rob: Yeah, they're fun, that's what I told Chin like...

Sittenfeld: Where where are they geographically?

UC Rob: They're in uh just outside of Raleigh so and like my my ex-wife and I are great, great relationship like...

Sittenfeld: So (UI).

UC Rob: ...we we, you know, really like she couldn't handle me travelling and being gone and the stuff I do...

Sittenfeld: Right.

UC Rob: ...and so we we kinda like writing was on the wall we were like hey this is not gonna go well and neither one of us (UI).

Sittenfeld: Ah good to, good to recognize it.

UC Rob: So uh...

Sittenfeld: So are you are you geographically uh pretty set in Raleigh for that reason or?

UC Rob: ...uh, I mean probably the southeast at least. It's nice, uh my kids are 9 and 7 so like...

Sittenfeld: Right.

UC Rob: ...you know, I can make football games and practices....

Sittenfeld: Yeah yeah yeah yeah.

UC Rob: ...and that kind of stuff when I'm in town so it's nice. Um now but like ya know I mean I'm all over the place. I mean like, we we ended up renting an apartment at 580. Um you've met my partner Brian.

Sittenfeld: Yeah yeah.

UC Rob: He's high-maintenance as shit uh so like he like...

Sittenfeld: (laughing) I didn't I didn't get that impression.

UC Rob: Ah no I'm just kidding. He's hilarious but he's like he's that guy that like it's always spontaneous and he's like we started staying at 21C and like twice we came here, we couldn't get a room.

Sittenfeld: Seriously?

UC Rob: And he's like fuck-it, we're getting an apartment. He was like we're gonna be here a couple times a month like, you know, he's just that kinda guy so.

Sittenfeld: I just bought a huge house if you ever need a guest bedroom. You don't have to see me. I'll give you your own key. My wife works in another city during the week so.

Ndukwe: How much longer does she have up there?

Sittenfeld: A couple years.

Ndukwe: Wow.

Sittenfeld: Well though actually I have the key to marital success...

Ndukwe: Yeah seriously.

Sittenfeld: ...it keeps things fresh.

UC Rob: Right right right.

Sittenfeld: Doesn't get sick of me too quickly. Chin can I show Rob some uh data on the, you mind if I, is that appropriate (UI)?

Ndukwe: No no yes definitely.

Sittenfeld: This this is this is political stuff.

Ndukwe: Yeah yeah.

Sittenfeld: But it is, in the event that um Chinedum is successful in twisting your arm to be supportive of someone, I want you to know that I think it's a you like making good bets and good investments. This is just three quick slides but give you some landscape here, give you some con-context rather. So Chin's seen these.

Ndukwe: Yeah yeah.

Sittenfeld: So this is the last City election. The white is the county, this bizarre shape is the City of Cincinnati. This is a slide from the Cincinnati Enquirer they had their data people break down every neighborhood and Ward in the City and of everyone who was on the ballot, color-coded based on who finished first, so I'm turquoise in this (UI) there's a little bit of non-turquoise, but it's basically all turquoise.

UC Rob: Sure.

Sittenfeld: Um, no reason you would know this, in this neighborhood over here is the I think it's actually the biggest neighborhood in the City. It is white, working-class, more conservative. Top vote getter there. Neighborhood Chin just mentioned, Avondale, almost uh entirely African American, low-income, very Democratic, top vote getter there. Move over to the east side of the city, Hyde Park, Mt. Lookout, affluent more Caucasian neighborhoods, top vote getter there so I mean I take very seriously that you know I wasn't sent to City Hall to be the best Democratic Councilman you can be or just be the best for the East-side like you know be responsible to the whole City, get good stuff done for the whole city and you know the city the city returns the love in kind.

UC Rob: Yeah.

Sittenfeld: This is so this is the same same election a year, actually it's a year ago today. This is just raw votes, individuals in the city that went to the polls. This had only happened one other time in the city's history that someone running for city-wide council seat uh kicked the ass of the person running for Mayor. Actually both of them and obviously he won. This guy here is the most likely competitor who I have no ill-will towards him, he doesn't like me, but I'll tell you why he doesn't like me. Because of the space between...

UC Rob: (laughing) Sure.

Sittenfeld: ...there and there, um. And the last slide, and this is more um from a business perspective. Obviously you do stuff at all sorts of different geographies with all sorts of different political persuasions. Um even even as Ohio as a state went went very red yesterday.

Ndukwe: (UI) sorry about that.

UM: No you're good.

Sittenfeld: Can't take him anywhere.

UC Rob: I know right.

Ndukwe: (laughing) (UI) right through your last slide. I know.

UC Rob: We cut we cut him off.

UF: May I?

Sittenfeld: Thank you.

UF: Are you finished with the black beans and rice as well?

UC Rob: I am, yes.

Sittenfeld: What's the secret ingredient? There's something that it makes it a little...

UF: In the black beans?

Sittenfeld: Like cheese or something?

UF: No, there's no, well there's a...

Sittenfeld: Salt?

UF: ...little sprinkle on top. Yeah salt for sure, um they have a lot of tomato in them. Um so it's like we puree the beans down with tomato with a bunch of seasoning so it's not just like normal plain black beans coming out of a can so.

Sittenfeld: Yeah, it's delicious. Um this is the city, so yesterday even as Ohio has like become like Missouri or Indiana this county and especially this city anchoring the county has gotten very blue. Like we used to say purple leaning blue. As of yesterday, did you see Stephanie Dumas won yesterday?

Ndukwe: No, I didn't see that.

Sittenfeld: A woman who raised \$12,000, African American woman, I supported her. I was one of the 10 people that donated to her uh--

UC Rob: One of ten.

Ndukwe: Who'd she beat?

Sittenfeld: Chris Monzel, raised 400k. So so anyway.

UC Rob: Wow.

Sittenfeld: So this is this is the city today, 73% Democratic. Last time a Republican was elected Mayor, 1971. The last time anyone other than a Democrat, 1984. So the reason I did, look, I mean in 50 years uh this trends gonna continue. 50 years of (UI) isn't about to be reversed. So my thing and you know I've said this to Chin and others (UI) and and I'm a she's a personal friend, Chin knows her well, she got into big trouble by trying to torpedo this \$600 million Children's Hospital deal. If you're gonna have a Democratic mayor of a city, my attitude is have someone who has great relationships with the business community and appreciates people that want to deploy private capital and say ya know, we wanna grow here, we wanna create wealth, we wanna create jobs here so. That's the, but, I mean, the the money side for you is is this one. I can't sit here and politics is too unpredictable, but if you were literally just gonna place a bet I biasedly say the data backs up, it's a smart place to...

UC Rob: Sure.

Sittenfeld: ...to place one so. Chin did I miss anything?

Ndukwe: No man I love that I love that slide. I think that's that speaks volumes.

Sittenfeld: Well it's not me, it's it's data, you know.

Ndukwe: It's just the data right? Yeah no I don't I don't think you missed anything at all. I think it's great. I think it was good. What do you think?

UC Rob: Yeah I mean I agree. Um, you know, I mean obviously, uh I mean I this isn't the first time I've heard that you'll probably be the next Mayor. Like I think, had a lot of meetings with a lot of people and that constantly comes up so I mean this wasn't a surprise when Chin told me, hey we need to go do this lunch, um.

Sittenfeld: One and then one another thing, sorry to interrupt there is you know, a couple of the people that uh Chin has mentioned, Tom Fernandez the CEO of Elevar just became one of my biggest donors yesterday. Um the CEO and founder of Medpace August Troendle, yeah, I mean, you literally, you look at, and by, I don't I don't, as I've told you, I don't care where the money comes from but if you look at the list of every successful developer, business leader in Cincinnati, they've already placed their bet with me, so...

UC Rob: Right.

Sittenfeld: ...if anyone does that going forward, they're in good company.

UC Rob: Right, right. Yeah, and so um obviously we we wanna have a hopefully a long-term relationship with Chin and and the City of Cincinnati.

Sittenfeld: The City yeah, we want you too.

UC Rob: Um, you know obviously we're very concerned with knowing and being in a good relationship with the next Mayor, uh so and that's huge for us. The part that really concerns me for Chin is, you know, he said it, like Cranley's got a hard-on for him like

(UI) you know, and so we wanna try to set 435 up being veto-proof you know. And that that's kind of what's I'm 'cause this deal is gonna happen, long before that.

Sittenfeld: Yeah.

UC Rob: So that that's kind of when our strategically that's how what what we're trying to figure out too so.

Sittenfeld: So so two things, two reactions to that. One, you know like, I don't have a machine, but we just got 6 people together to pass my budget...

UC Rob: Right.

Sittenfeld: ...over John. I think I c-, at this point, I can say I control, not control, that's the wrong word.

Ndukwe: Right right right right.

Sittenfeld: But like I can move more votes than any single other person. Including the Mayor or, he he had 3 votes on his budget, I had 6.

UC Rob: Right.

Sittenfeld: Um the other issue is just I'm just being realistic, I mean, he can be a uh short, prickly, petty little pain in the ass sometimes.

Ndukwe: Mm-hmm.

Sittenfeld: But, I have a very good relationship with John. We had lunch together yesterday. He won't give a shit, if you, like, in terms of supporting me.

UC Rob: Right.

Sittenfeld: He doesn't care at all.

Ndukwe: Right.

UC Rob: Yeah yeah yeah I'm not concerned about that as much as I am--

Sittenfeld: Just getting this...

UC Rob: Well I mean it's a math, can I can I count to the, can I get, how do I get to the votes where it doesn't matter what his opinion like if it if it's gonna, get him the development agreement, whether he jumps up and down in his office and stomps his feet. We never want that to be like we will do everything in our power to smooth things over with him and and get him on our side. But we're just saying...

Sittenfeld: If you need too...

UC Rob: ...we gotta plan for the--

Sittenfeld: ...I mean don't let him hold anyone hostage either.

UC Rob: Yeah.

Sittenfeld: Like but I will look, I will say this, he's, is he capable of a lot of pettiness and like vengeance? He is, but he also he actually genuinely likes development. So like if this project is what it is tee'd up to be.

Ndukwe: Mm-hmm, mm-hmm.

Sittenfeld: Does John want to be the voice after after 6 years of like rah rah we gotta like keep you know keep the investment going?

UC Rob: Yeah.

Sittenfeld: Even if he, you know...

Ndukwe: Yeah.

Sittenfeld: ...has some beef with Chin or whatever, like, I I don't think he's going to stand in the way of a good deal.

UC Rob: Okau.

Sittenfeld: And I'm happy to play my part...

Ndukwe: Yeah.

Sittenfeld: ...in the public framing of this. So I'm, I think you're okay there.

UC Rob: Okay. All right yeah we can uh I can say we're we're in we're we're...

Sittenfeld: You you guys can sort stuff out, I just wanted to make make my case.

UC Rob: ...we're backin' these guys up. Well I mean yeah yeah I mean. After lunch we can walk across the street and maybe you you and I can talk for a second.

Sittenfeld: Yeah (UI).

UC Rob: That way he doesn't have to be in the middle of of it, but uh.

UF: Care for anything else?

Ndukwe: No. I'll I'll take it, I'll take the check.

Sittenfeld: (UI) I'm happy to get it. I'm offering.

UC Rob: I got the check.

UF: I'll put it in the middle okay?

Sittenfeld: Bring it, Rob bring it to me.

UC Rob: No, I got this.

Ndukwe: Rob will take the check, take the check.

Sittenfeld: I'm happy to pick it up.

Ndukwe: No no no. Thank you, thank you PG.

UC Rob: I'm happy too. Uh--

Sittenfeld: Yeah no we look I I looked at uh I'm gonna be in Indianapolis in a couple of weeks, meeting with some of the lead developers there. Gotten (UI). Like I want, we're not we're not done growing by a long-shot.

UC Rob: Right right. And that's what you know it's funny like I think and Brian and I have seen this as we've spent time here in, to me, Cincinnati is at that, it's on the climb, like it can go down down.

Sittenfeld: Yeah I agree.

UC Rob: Seems it's got energy you know like people are here it's it's coming back downtown so--

Ndukwe: (UI).

UC Rob: Let me, let me get it. I got it.

Ndukwe: Where is it? Come on.

UF: (UI) whoever can get it first all right?

Ndukwe: I'm not runnin' I'm not beatin' any, I'm not winnin' any races.

UC Rob: I got it. I got it.

Ndukwe: Rob, I gotta get outta here buddy.

UC Rob: All right.

Ndukwe: All right so we'll catch up here (UI). PG appreciate it buddy.

Sittenfeld: You sure I'm not (UI) I'm glad to get it.

UC Rob: Absolutely, happy to get it.

Sittenfeld: Next next time is my treat.

UC Rob: Um so yeah, so we're excited you know like overall like and and so we're backin' another deal with another developer of Kennedy Connector, so um...

Sittenfeld: Oh nice.

UC Rob: ...Chris Hildebrandt, I don't know if you know Chris.

Sittenfeld: Yeah, a little bit.

UC Rob: Chris is Chris is who we were...

Sittenfeld: Oh cool.

UC Rob: ...(UI) up in Sycamore Township.



Sittenfeld: Oh yeah yeah yeah.

UC Rob: So we're not just, you know what I mean, but like we like the market so far we like the ya know so we're looking at other deals.

Sittenfeld: Oh yeah, no that's great.

UC Rob: So um that's that's a big piece of it for us is kind of long-term.

Sittenfeld: And look that's the fun I mean you know you wanna you wanna do stuff where you're gonna get your return and also a city you enjoy coming too once in a while.

UC Rob: Right right exactly yeah.

Sittenfeld: Have you uh has anyone like you know taken you out for a night on the town here or...

UC Rob: Uh we've been out a little bit, but not a lot. So but we should do that one time when Brian's in town...

Sittenfeld: Yeah yeah let me know.

UC Rob: ...we should all go out and get drinks and stuff.

Sittenfeld: That'd be great.

UC Rob: Hang out so uh...

Sittenfeld: (UI) this uh, this you gotta like (UI) someone didn't didn't necessarily know like you know what, how to put a fun night together. You can hit some spots that were good but not like like, there, the city can present very well so.

UC Rob: Yeah yeah. I mean we've been we've been a lot like Jeff Ruby's a lot, we've been to Boca a lot.

Sittenfeld: Sure. Yeah.

UC Rob: And uh So- what's underneath? Sotto's.

Sittenfeld: Sotto.

UC Rob: Sotto and um...

Sittenfeld: Yeah good spot.

UC Rob: Yeah, it's funny like uh--

Sittenfeld: So you so you and Brian are, you guys have an apartment...

UC Rob: Yeah.

Sittenfeld: ...(UI) at 580?

UC Rob: Yeah yeah we ended up renting an apartment...

Sittenfeld: That's awesome.

UC Rob: ...over there at 580, so um--

Sittenfeld: How do you like my my dad now maybe 30 years ago worked in that as an office building.

UC Rob: That's hilarious.

Sittenfeld: He did uh wealth management, investment advising and uh before it was condos, yeah. 'Cause I was I was thinking that building was very nostalgic for me.

UC Rob: Yeah that's funny.

Sittenfeld: Nostalgic sort of way.

UC Rob: Yeah we've enjoyed it so far. I mean we wanted to...

Sittenfeld: When when did you guys start renting up there?

UC Rob: September, yeah September. And then uh we actually ended up doing like a corner, top corner right there, overlooking this intersection.

Sittenfeld: Cool.

UC Rob: It's a good spot.

Sittenfeld: It is it is a good spot...

UC Rob: Yeah.

Sittenfeld: ...to be close too.

UC Rob: But we looked we looked down the street at uh what is it (UI)...

Sittenfeld: Yep. Yeah yeah yeah.

UC Rob: ...or something like that, over on top of the Banks and all that kind of stuff, and we're like well everything we're doing is right here so.

Sittenfeld: I think you guys landed in a good spot.

UC Rob: Yeah.

Sittenfeld: Uh, another thing I was gonna say and offer is and look I you know, ask a bunch of peoples' opinion on a bunch of shit relative to Cincinnati, but um, if I can ever be helpful in navigating certain things um I I personally, was just like, (UI), I sometimes feel like people pay uh government relations people some big fat monthly retainer and I'm like I could literally tell you in 10 minutes all of the advice, which would be better than, obviously like, I'm inside it, so I have access to...

UC Rob: Sure.

Sittenfeld: ...the information or relationships and stuff. But if you ever want you know, lay of the land.

UC Rob: What I mean and I'll tell you that's a lot of the reasons we stay out of the major, the New York's, the Miami's. 'Cause 'cause like to to us, politics is local you know on the development-side.

Sittenfeld: Yeah.

UC Rob: And lobbyists have their place and all that kind of stuff, but like...

Sittenfeld: But so often (UI).

UC Rob: ...if I can't have a meeting or a lunch with the with the actual person that's gonna vote like I never feel comfortable putting my guys' money at at on the table. 'Cause I mean you know how private money works like, you screw up one deal the next time you go to the well...

Sittenfeld: Yeah yeah yeah yeah.

UC Rob: ...They're gonna be like, yeah we're we're going somewhere else.

Sittenfeld: (UI) two deals and yeah.

UC Rob: Right yeah. So um, it's always I you know like I said lobbyists, we'll do 'em sometimes open the door.

Sittenfeld: Well I'm just look, no matter, regardless of anything else, if you wanna um you know, be invested in Cincinnati, anything I can do to help interpret the landscape.

UC Rob: Yeah.

Sittenfeld: I'm more than happy to do, uh.

UC Rob: Okay. Um, I appreciate that. That means a lot. So...

**[Transcript stops 56:04]**

**[Begin transcription of 1D96 Section 6 at 2:20 – Video]**

UC Rob: Yeah so uh you know Chin uh the stuff with Cranley what concerns me...

Sittenfeld: Yeah.

UC Rob: ...obviously like you got Chin kinda sideways with him was obviously he backed...

Sittenfeld: Yeah yeah.

UC Rob: ...you know the the wrong horse or whatever.

Sittenfeld: Sure.

UC Rob: So he doesn't want his name on anything.

Sittenfeld: Right.

UC Rob: And and um and we typically don't either.

Sittenfeld: Right.

UC Rob: Um you know we usually try to figure out a creative way to to do something.

Sittenfeld: Right, understood.

UC Rob: Um, but at the same time, like we want to help, we want to make sure, we want to really get this thing, Cranley, I would feel comfortable tellin' my guys like hey we're we're in...

Sittenfeld: Right.

UC Rob: ...this deal with Chin if I know we're Cranley-proof.

Sittenfeld: Yeah.

UC Rob: Um and so with that like Chin told me like hey you know I want to try to get uh P.G. 20,000...

Sittenfeld: Right.

UC Rob: ...and I'm like, hey man I I'm I'm if if we can get this deal done, like fuckin' let's do it.

Sittenfeld: Yeah.

UC Rob: You know and so.

Sittenfeld: Do you guys...

UC Rob: What is the best way, what's the best way for us to get that to you, to get that deal? You know what I mean, like...

Sittenfeld: Yeah yeah yeah. I'm just, do you guys know that he's gonna try and veto it?

UC Rob: No, we don't know that. I'm just saying like I want it, I just want to be comfortable that...

Sittenfeld: Yeah no I get it I get what you're...

UC Rob: I mean obviously like I think, I don't think he will. Like we've had a lot of just meetings with him you know. We've we've done some things to kind of massage, we just wanna you know, he's been pretty good like, he he straight up told us, we had a meeting with him in his office and he's like, look, like it'll get, I'm fine with it I just don't want Chin to be the face of it. I just don't want Chin to be the one walking in and we're like cool we're fine with that.

Sittenfeld: Honestly I can I can deliv-... I can sit here and say I can deliver the votes.

UC Rob: Okay okay.

Sittenfeld: I do think if knowing that and I'll, if you don't mind I'll talk to John about it directly um.

UC Rob: That's up to you, whichever way.

Sittenfeld: We have that relationship.

UC Rob: Okay.

Sittenfeld: It's fine. Um he's no no no I think that's fine um, if he said that, I think he's actually, I'll call him today 'cause I think he's getting on a plane to China um tomorrow. Yeah he is. But um...

UC Rob: (UI)

Sittenfeld: ...I mean the thing is as long as Chin, I mean I actually think that is a a good solution.

UC Rob: Okay.

Sittenfeld: 'Cause that, John he doesn't like, I mean I don't know how much of a sense you, he doesn't want to feel like he's like you know to save face or (UI) won't...

UC Rob: Yeah.

Sittenfeld: ...let him save face 'cause if he's like oh here's this person who I think this is his view of it tried to screw me or whatever, but as long as he's not like facing (UI) their deal (UI) your deal.

UC Rob: Right.

Sittenfeld: John John loves guys like you.

UC Rob: Yeah.

Sittenfeld: You know like people who choose to invest here they believe in it, they're revitalizing a (UI) so I can get I can get it done.

UC Rob: Okay. So what's the best way to get so like I mean I brought 10,000 cash with me 'cause Chin was like hey I was like buddy I'm not gonna be able to pull \$20,000 out of the bank this week, but...

Sittenfeld: No no, um. Well whose name can stuff be in?

UC Rob: ...uh I mean that I mean we can come up with some names if if they need to be checks or we can...

Sittenfeld: 'Cause here's the...

UC Rob: ...'cause my understanding, is like the whole LLC thing got crushed or voted down.

Sittenfeld: Well actually actually it's good through Dec., so it voted down yesterday.

UC Rob: Mm-hmm

Sittenfeld: But technically people can still give through December 1.

UC Rob: Okay.

Sittenfeld: Now the the max for LLC is 1,100. So I don't know how many LLCs you guys have. Probably a lot.

UC Rob: Yeah.

Sittenfeld: Um I mean honestly the easiest thing would probably be uh the easiest thing would probably be you know 18 hopefully 18, yeah like 18, I don't know if there are 18 LLCs. If there are 18 LLC checks...

UC Rob: Mm-hmm

Sittenfeld: ...each for \$1,100...

UC Rob: Okay.

Sittenfeld: ...before December 1.

UC Rob: Okay.

Sittenfeld: I don't know if that's doable. The one, there is it's I mean obviously like money directly into a campaign is the most valuable thing. I do have a PAC that one, no one's like snooping around in who's giving that there, Jo-, I mean I think frankly a lot of people don't even know that I have it. Um uh, John, (UI) um any LLC or individual can give up to \$5,000 to that. So if you guys were like, hey we don't have 18 LLCs that we can use for this.

UC Rob: Yeah.

Sittenfeld: You can do one check for \$5,000 from an LLC and then 12 LLC checks or something like that. Do you think, is something like that doable?

UC Rob: Yeah I mean I would...

Sittenfeld: What are you what what's what are you guys most comfortable with?

UC Rob: Oh I mean the easiest thing for us is to, you know to do cash and you know you figure out how you interject it or put it wherever you want to. If if you can't or are uncomfortable doin' that then even if it's uh you know...

Sittenfeld: Yeah, I don't...

UC Rob: ...individual names like we can come up with 'cause the problem with LLCs it's still like at the end of the day like coming up with all those LLCs still kinda ties back to us with the LLCs. That's what (UI). So if we need to like come up with the names of, you know get cashier's checks or money orders.

Sittenfeld: I mean if an individual, if if as a technicality it it is attributed to that individual and they agree that that's where it came from then that's you know, yeah.

UC Rob: Okay. So just...

Sittenfeld: But again, the challenge is, even that individual could only do uh 1,100...

UC Rob: Yeah yeah, but I mean I can find I can get 18.

Sittenfeld: ...I mean if you had well yeah sure if you had 18 friends who um said this is this is a contribution from me...

UC Rob: Right.

Sittenfeld: ...um yeah. I mean if you guys, like in this pool of people, so yeah yeah.

UC Rob: Okay, so that's the best way for you?

Sittenfeld: Um...

UC Rob: Or we can split I mean it doesn't we can do 10,000 one way 10,000 the other, 5 thou-, you know.

Sittenfeld: Well if you if you basically were like, I feel like the cash thing is probably not, I mean I guess technically people can give like, someone can give \$1,100...

UC Rob: Yeah.

Sittenfeld: ...to, can I call and ask someone really quickly? Is that okay? Um did someone if you if you gave me \$1,100...

UC Rob: Do you want a water or anything?

Sittenfeld: ...and said, I'm good, and said this is from this person...

UC Rob: Right.

Sittenfeld: ...and they said, yeah this is from me, I guess that's no different than a check. Um can I ca- you mind if I call and ask real quick? And I appreciate, I mean again, I wanna do this in a way that...

UC Rob: Yeah yeah.

Sittenfeld: ...is comfortable for you guys.

UC Rob: Yeah I'm we'll do it whatever way you want it done.

Sittenfeld: (AS speaking on cell phone) Hey question, can someone give, I mean, can someone give \$1,100 in cash? So what if someone raised from uh 10 people uh \$1,100 each and said this is who it's attributed too? Does that does that start to like send up? Yeah yeah okay. Do you want me to ask him? Um okay (UI) do you do you guys so well actually Jared let me call you back. Okay, okay bye (phone call ended). Um if you had you know like John Doe as a person that something could be attributed too, could they do a check or?

UC Rob: I I mean ultimately it's it's gonna be the same \$10,000 or \$20,000.

Sittenfeld: Right.

UC Rob: So I mean, I can get money orders in...

Sittenfeld: Right.

UC Rob: ...however many names.

Sittenfeld: Right.

UC Rob: But as far as like personal checks, that would be a little...

Sittenfeld: Right right, okay. Okay and then what timeline do you wanna do this on?

UC Rob: You tell me when you when you when do you need it? So I mean, like I said when Chin called me and told me what we were doing I was like okay I'll bring \$10,000 with me and you know we'll have that option you know if we need to do something quick so.

Sittenfeld: And he said it's fine, the only thing is if it was like one person doing \$1,100, I don't wanna send up signals.

UC Rob: Yeah yeah, yeah whatever's...

Sittenfeld: You know what I mean?

UC Rob: Yeah, same thing like I I don't want, that's the reason I wanted to have this conversation with you without Chin being in the middle of it 'cause it's, so we could talk through what's best for everybody.

Sittenfeld: I always just proceed in an abundance of caution that again if you were like hey here's \$1,100 from me, attributed to me um I think but but if there was that volume of them it I don't know if it would like send up uh.

UC Rob: Okay what if what if like in the next two weeks...

Sittenfeld: Money orders could be different though actually.

UC Rob: ...okay what if what if like we did so they don't all come in at one time we do like the first 10,000 in De- in November and then the the next 10,000 like the first two weeks of December or something? Do you need it?



Sittenfeld: With with I mean the thing he wasn't sure about was the volume of cash.

UC Rob: Yeah I'm talking about if in in money orders.

Sittenfeld: In money orders?

UC Rob: Money orders in different peoples' names.

Sittenfeld: Yeah that could definitely be possible.

UC Rob: Okay and just do and that way we don't give you...

Sittenfeld: And by the way I mean if if this is done by the end of this year, so you guys are actually, you think not using any of the LLC options is best?

UC Rob: Probably best, I mean that's what I know what Brian's gonna say he he fuckin' you know he he'll jump up and down like if we walk into a campaign event and they make you sign in like he'll walk out the door.

Sittenfeld: Right.

UC Rob: Like he you know 'cause it's the same thing, like nobody wants to have their name on the paper, you know or okay.

Sittenfeld: Right.

UC Rob: But so I mean I think the individual would be the same. If we need some of it to be LLC money like we can look...

Sittenfeld: Right.

UC Rob: ...for the second 10,000 we can look at that option or something. We can do the first quicker probably if we do just money orders from you know John Doe and get you 10 of those

Sittenfeld: What's uh? But a real real person.

UC Rob: Mm-hmm

Sittenfeld: Whose part of your guys' network.

UC Rob: Yeah well yeah yeah. I mean it's our collective you know I mean it's the that same 10,000 that'll just get converted in in names for...

Sittenfeld: This is Jared. (AS accepts telephone call) Hey Jared. I just wonder a little bit, is there anything like when when when it gets deposited into an account, does it say like it was cash or no? Is, do you think is a cashier's check better? Yeah I mean I just I mean having having never deposited that much cash into a campaign before, I just didn't know if like the bank if any like flag goes up at the bank or something like that. Really? So you think, but so so if I had, so if I had a friend who was like hey I wanna raise you \$10,000 and then he went and got um uh 10 \$1,000 cashier's check from 10 of his friends, that's that's the better way to go? Okay okay I think that's doable. Okay, I'll be in touch. All

Sittenfeld: right, thanks, bye (telephone call ends). That seems to be the way to go.

UC Rob: Okay.

Sittenfeld: As long as the individuals are real human beings obviously.

UC Rob: Yeah yeah.

Sittenfeld: Um, is that doable on your end?

UC Rob: Yeah yeah.

Sittenfeld: Sorry I know this is a bit of a pain.

UC Rob: No no I mean like I said that's fine I I that's the reason you know when Chin told me I was like hey I'll bring, I'll bring it and Chin was like well I don't know and I was like buddy you don't need we'll work that out like.

Sittenfeld: Yeah yeah.

UC Rob: And that's same thing.

Sittenfeld: I just, I always like to proceed out of an abundance of caution you know.

UC Rob: Sure I I there's, I, we appreciate that, you know. That's that's the last thing you know any of us need so.

Sittenfeld: In the long term, well the last the last thing I want to do is cause a headache for you or for me because...

UC Rob: Yeah.

Sittenfeld: ...um okay so, let me um can I can I get your number too?

UC Rob: Sure.

Sittenfeld: So so you can, why don't I? Did I put it in when we were with Sam?

UC Rob: I don't...

Sittenfeld: What's your last name?

UC Rob: Miller.

Sittenfeld: You you seen Sam since then?

UC Rob: No, he started like he started trying pitch to us all these deals of his own.

Sittenfeld: Are you 910?

UC Rob: 691-5503.

Sittenfeld: That's so funny, it shows up in my phone. It must have gotten in there at some...

**[End Session 6]**

**[Begin Session 7]**

UC Rob: Yeah yeah. Maybe we did it that night.

Sittenfeld: Boy that's, let me let me try texting you. Yeah we probably did.

UC Rob: Yeah. Sam like he started tryin' to pitch us all these stupid deals of his. And we're like buddy like we're happy to use you to like set up lunches and meetings and you can make money on that but we're not gonna let you, we're not gonna buy an apartment complex for you. Like he started sending me numbers on stuff and I'm like Sam, if you paid us back you would lose money on this deal, do you not see that?

Sittenfeld: So are you like closely in touch with him or anything like that?

UC Rob: No.

Sittenfeld: So honestly in terms of navigating the landscape, you know, I mean Sam has run for office like 10 times, won once. Um, I don't know if you know this and so like, he and I, as you saw, like we have a good relationship.

UC Rob: Sure.

Sittenfeld: He asks me to come and meet someone who he he's trying to help out, I'm glad to do it. Like he was in the newspaper for, I don't know, did you ever see this? For beating his kid.

UC Rob: No.

Sittenfeld: And there was a quote that was like I'm gonna beat the black off you.

UC Rob: Oh God.

Sittenfeld: I mean he's just uh the current Attorney General of the State, was the State Auditor now is the Attorney General, he um, he put out a report that Sam basically like owes the government back like like six figures.

UC Rob: (UI).

Sittenfeld: I would I would feel I think it like, I could have like, our relationship is friendly, political, whatever, but like if you're gonna have a business relationship with him, I would feel like I was not honoring the commitment I made at the table to give you a sense of the landscape so.

UC Rob: Oh yeah yeah yeah. We we we quickly recognized that. Again you know it's kind of one of those learning the...

Sittenfeld: Give me your number again, 910..

UC Rob: 691...

Sittenfeld: ...691...

UC Rob: ...5503...

Sittenfeld: ...5503, I'm gonna I'm gonna text you, see if that works. So yeah if that works um to do that first batch...

UC Rob: Okay.

Sittenfeld: ...as money orders with the name of the person who yeah...

UC Rob: Yeah.

Sittenfeld: Does that work?

UC Rob: Yeah absolutely we can do that.

Sittenfeld: Okay and I mean if you're, to be honest at at that chunk of change if you're gonna be back in Cincinnati before too long I always kind of prefer to do it in person rather than pop something in the mail.

UC Rob: Oh yeah yeah, I I um I can prob- uh I'll get back down here before the end of the month so.

Sittenfeld: You sure?

UC Rob: Yeah.

Sittenfeld: I don't want you to (UI).

UC Rob: 'Cause we're 'cause Thanksgivings early this. So there's a whole 'nother week in November.

Sittenfeld: There is yeah.

UC Rob: Probably that last week in November I'll probably be back in town.

Sittenfeld: Okay. I'm gonna, I'm flying to DC Wednesday afternoon, so I don't know if you...

UC Rob: Of that week?

Sittenfeld: Yeah.

UC Rob: Okay.

Sittenfeld: Of the week after.

UC Rob: Okay, so we'll we'll shoot for the first of the week.

Sittenfeld: It's it's it's also fine to put something in the mail.

UC Rob: No no we'll get it or or either, if nothing else, if I have to mail it, I will mail it to Chin...

Sittenfeld: Okay.

UC Rob: ...not...

Sittenfeld: Yeah yeah.

UC Rob: ...so that it doesn't have to be mailed to you so.

Sittenfeld: Yeah yeah yeah, that's perfect, cool.

UC Rob: But yeah, I appreciate you.

Sittenfeld: Yeah no, I appreciate it.

UC Rob: 'Cause like I said, Chin wants to get that development agreement you know and so if you can...

Sittenfeld: We're gonna make, we're gonna make it happen.

UC Rob: If you can pull those votes together that's awesome.

Sittenfeld: Yeah yeah yeah we, we definitely can we're not gonna let John torpedo (UI) and like you said, I think, I mean honestly he was pretty blunt with you. Have someone else, you know, be be the face of it so (UI).

UC Rob: Uh, let me grab my keys and I'll just walk you out.

Sittenfeld: You sure.

UC Rob: Yeah I just don't want to lock myself out (UI).

**[End Transcript 1D96]**

GOVERNMENT  
EXHIBIT

USA 18D

## Court Reporting Service

File Number: 14-38-24 01726-001

Date: 11/21/2018

**Participants:**

Alexander PG Sittenfeld

UC Rob

**Abbreviations:**

Unintelligible

UI

Inaudible

IA

Phonetic

PH

UC Rob: Hello.

Sittenfeld: Hey, Rob?

UC Rob: What's up, man?

Sittenfeld: Hey, it's PG, how are you doing?

UC Rob: Good, buddy. How are you?

Sittenfeld: Sorry to miss you a second ago. How uh, how are the mountains?

UC Rob: It's good, man. Good, good couple of days.

Sittenfeld: Were you, uh, were you in the Carolinas or elsewhere?

UC Rob: Yeah, yeah, up near Boone. Yeah, (IA).

Sittenfeld: Nice, just camping or hunting or?

UC Rob: Uh, hunting a little bit and then, uh, I took my boys up there because they are with their mom for Thanksgiving and stuff. I just went up there, hung out for the weekend. Messed around with them on (IA) that kind of stuff, so.

Sittenfeld: Right, sounds awesome. Yeah, I, uh, we got to see Brian was in town last week so got to catch up with him briefly.

UC Rob: Oh, I'm sorry you had to deal with that. It's usually the cross I have to bear, you know?

Sittenfeld: Life is too short, right? Chinedum, Chinedum says to Brian, he was like, "Man, Rob must just kill it with the ladies." And Brian, Brian didn't deny it so. So wanted to loop back on our conversation and unfortunately, I, and I really obviously tried to foresee that, out of like, out of abundance of caution, but for my sake and for your sake, um. So even the money orders, the money orders are obviously like the equivalent of cash and they are caps on the amount cash the campaign can take. So here is, tell me if this would be doable. There is a PAC, the Progress and Growth PAC.

UC Rob: Mm-hmm.

Sittenfeld: That my name is not connected to. One, basically no one knows about it and two, my name in no filings and no paperwork and no anything is connected to it.

UC Rob: Okay.

Sittenfeld: Um, and instead of those limits being \$1,100, um, someone can give up to \$5,000 to that.

UC Rob: Okay.

Sittenfeld: So, the, so, where – and again, I really wanted to be thorough about this before getting back to you. It needs to either be a check from a human being or a check from an LLC. Now, that being said, um, if uh, if it goes to this Progress and Growth PAC instead of to Sittenfeld for Cincinnati, uh, nothing about it in any way will be ever be connected to me and no one will um, you know, no one is going to be poking around for it to find your names on it. And then, because of the higher limit, if there were either four LLCs or two LLCs and two individuals or something like that, it could just be four checks for \$5,000 total.

UC Rob: Gotcha.

Sittenfeld: So I don't know, I don't know if that's sounds doable. But I wanted to get back to you with that.

UC Rob: Yeah, I need to check, um, so I left um, that \$10,000 at the condo and I think, I think Brian might have already gotten it converted into money orders while he was up there. but I will, I will have to check and see, um –

Sittenfeld: Yeah, I, I apologize for that. You can obviously just shred those.

UC Rob: Uh. Well, I mean, I got to figure out what I, can I get the \$10,000 back if he's already, if he already, I don't know where he got them done. I need to check with him and see what's –

Sittenfeld: Well, yeah, but I mean if, obviously the money orders aren't deposited.

UC Rob: Right.

Sittenfeld: It wouldn't go through, right?

UC Rob: Well, see, I don't know if he did. I think for money orders I think he did them at like, um, like, he already gave them the cash and they gave him the money orders so, um, but let me check and see what he, what he actually did with them and I can figure it out and then, um, and then we can – the other \$10,000 yeah, that's fine. I mean, we can definitely do it however that way. Um -

Sittenfeld: Well, I mean, I figure if you guys, if you guys have a couple LLCs amongst your thing, you know?

UC Rob: Yeah.

Sittenfeld: At least for starters, two of those LLCs could each do a check for 5,000 bucks to this thing that, you know, won't, won't come back to you guys and isn't attached to me.

UC Rob: Gotcha. Gotcha. Okay yeah, let me, uh, let me, let me talk to him and see what he –

Sittenfeld: Sorry, sorry –

UC Rob: No, no, yeah, that's fine.

Sittenfeld: Sorry for the pain. But look, I want to, I want to make sure I'm doing this right and I also want to protect you guys too.

UC Rob: Yeah, absolutely. Yeah, we appreciate that, so let me -

Sittenfeld: You need to figure out, yeah –

UC Rob: Let me figure out what the deal is with that first \$10,000 I left at the condo and see what –

Sittenfeld: Yeah, yeah, yeah.

UC Rob: He did with it and uh –

Sittenfeld: Make sure obviously that you guys can get that fully retrieved.

UC Rob: Yeah, yeah, we will figure, I'll figure that out and uh, let me talk to him and um, I'll have it all sorted out by the time I get there. I'll be there Monday. Are you around the first part of the week?

Sittenfeld: Oh, yeah, yeah. I'm, so I fly to DC as I mentioned, Wednesday afternoon. But I'm around all day Sunday, all day Monday, all day Tuesday, first half of the day Wednesday.

UC Rob: Okay, cool. Well we will definitely catch up.

Sittenfeld: All right.

UC Rob: But I'll sort all that out and uh, and, and we will figure it out on the first part of the week, so.

Sittenfeld: Awesome. All right, happy Thanksgiving Rob. Really appreciate it, man. See you back (IA).



UC Rob: No problem, man. See you.

Sittenfeld: All right, thanks brother. Talk to you. Bye.

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D103



File Number:	194B-CI-2109777
Date:	11/28/2018
Session:	
Agent:	SA Nathan C. Holbrook

**Participants:**

UC Rob  
UC Brian  
Alexander PG Sittenfeld

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

**[Begin Transcript 1D103-2 at 6:46]**

Sittenfeld: (UI) actually (UI) in touch with him. He seems like a good guy.

UC Rob: Okay.

Sittenfeld: Um yeah so, Brian what's goin' on man?

UC Brian: Hey buddy, how are you?

Sittenfeld: Good.

UC Brian: Doin' all right?

Sittenfeld: Yes.

UC Brian: Good to see you buddy.

**[End Transcript 6:57 Session 2]  
[Begin Transcript 8:00 Session 2]**

UC Brian: (UI) much at all.

Sittenfeld: Any anything new on the uh 435 front or?

UC Rob: Nah, we're just kind of waitin' on, I mean Chin seems to think--

UC Brian: He's very positive.

Sittenfeld: Look I'm ready to shepherd the votes as soon as it gets to us at Council.

UC Rob: Yeah.

Sittenfeld: Just a matter of, and by the way, I mean if if, like the Law Department is ever being sluggish drafting up the Ordinances or anything I can give a, but at this point I'm kind of in like waiting mode...

UC Rob: Yeah.

Sittenfeld: ...until it gets to our part of the part of the process.

UC Brian: Well we appreciate the votes there. That'll be big. He's very happy, he's very (UI)--

Sittenfeld: It's gotta happen, I mean, I've already in the conversation I've already had with my colleagues you know, that parcel and what it means for you know broader tourism and things...

UC Brian: Mm-hmm.

Sittenfeld: ...that you know we, that can't be what it has been historically...

UC Brian: Sure.

Sittenfeld: ...if if we're gonna energize that part of downtown, so...

UC Rob: Yeah.

Sittenfeld: ...yeah, all good. So have you met Tony Birkla at any point? The guy that did this building?

UC Brian: I don't think so.

Sittenfeld: You guys.

UC Brian: Are they Indianapolis-based?

Sittenfeld: Yeah yeah.

UC Brian: Okay.

Sittenfeld: There is a crazy amount of um development dollars and firms based in Indy...

UC Brian: Yeah.

Sittenfeld: ...doing stuff in Cincinnati. I just saw them all last Tues-

**[End Transcript 9:06 Session 2]**

**[Begin Transcript 2:04 Session 4]**

Sittenfeld: When's Rob when are you uh when's your flight outta here?

UC Rob: Uh 1:15.

Sittenfeld: 1:15?

UC Rob: Yeah.

Sittenfeld: I'd say I'd give you a I'd give you a ride to the airport but I'm I'm about two hours behind you.

UC Rob: Oh yeah, no worries.

Sittenfeld: Um, were you guys able to get stuff sorted out or?

UC Rob: Yeah yeah.

Sittenfeld: Sorry for the sorry for the hassle on that.

UC Brian: (UI).

Sittenfeld: As I as I told Rob, I wanna make sure, no headaches for me but I also wanna make sure there are no headaches for you.

UC Brian: Sure.

Sittenfeld: And this way, as I told him, this PAC, my name is not, I mean this will, can certainly support and benefit me but my name is not connected to it in any way.

UC Brian: Right.

Sittenfeld: No one will ever know this.

UC Brian: Well that was gonna be my question. Is this gonna be able to help you?

Sittenfeld: Yes. Yes. 100%.

UC Rob: So, just so you know well you saw it kinda last night. I just sent those money orders to Omar and he just put 'em into uh his LLCs.

Sittenfeld: So are these are these LLCs?

UC Rob: Yep.

Sittenfeld: Okay so even though that one says an Inc. it's an LLC.

UC Rob: Uh yep. Yeah. It should be.

Sittenfeld: Okay.

UC Rob: I'll double, yeah, yeah.

Sittenfeld: Okay, I just wanna make sure 'cause I know sometime all I see is what's on the check.

UC Rob: Mm-hmm.

Sittenfeld: And my guy processes them and if it's not an LLC, it doesn't work.

UC Rob: Okay, yeah I'll double I'll I told him that that and so he told me that they were both LLCs so I'll double check so.

Sittenfeld: It's yeah yeah yeah. If he told you they're LLCs...

UC Rob: Yeah.

Sittenfeld: ...we we should be all good. Um thank you guys for making this happen.

UC Rob: Yeah.

UC Brian: Shoot. Thank you man.

Sittenfeld: Greatly appreciate it. We're excited you guys are you know doing what you're doing in Cincinnati. Chin's on a good hot streak so you're in with a good person. How'd, remind me one more, how'd how'd you all get connected?

UC Brian: So he and I knew each other when I used to live in Columbus, a hundred years ago.

Sittenfeld: Right.

UC Brian: And we kind of ran into each other and separated and then we just reunited...

Sittenfeld: Oh cool.

UC Brian: ...and he's like hey I got this deal and I'm like hey I'm doing pretty well too and...

Sittenfeld: Yeah yeah.

UC Brian: ...let's let's talk.

Sittenfeld: That's awesome.

UC Brian: Yeah have drinks and I was bragging about how good I'm doing and he's braggin' about how, you know what I mean?

Sittenfeld: Yeah.

UC Brian: So it was like, fuck, let's do some things together.

Sittenfeld: Yeah.

UC Brian: And so yeah--

Sittenfeld: No that's awesome, it's a good good uh...

UC Brian: He's a good dude.

Sittenfeld: ...it's a good team yeah, Chin's good.

**[End Transcript 4:02 Session 4]**

**[Begin Transcript 7:40 Session 4]**

Sittenfeld: I mean honestly probably Barry Sanders probably could have had a couple more seasons, 2,000 yards retired out of the blue.

UC Brian: Out of the blue.

Sittenfeld: 'Cause as a fan you're like what?

UC Brian: I know I was so upset. I'm not a Detroit fan but I liked watching him play.

Sittenfeld: Well he was, he did what, I've never seen anyone...

UC Brian: Oh it's incredible. On a shitty team.

Sittenfeld: I mean he, you know Tennessee when they were talking about him rackin' up 2,000 yards, I would like to see total 'cause he'd like run 15 yards back...

UC Rob: Oh yeah yeah.

Sittenfeld: ...just to get 20 yards forward.

UC Brian: Yeah he probably had 4,000 yards that season.

Sittenfeld: He prob...honestly probably... with shit a shitty team, shitty offensive line.

UC Brian: Oh horrible. Can you imagine if he was just with a decent team?

Sittenfeld: Well it's like if you subbed, if you took out Emmett Smith and put him on those Cowboys teams or something like that, 4,000 yards.

UC Brian: Easy.

Sittenfeld: Yeah yeah would have been crazy.

UC Brian: Yeah for sure.

Sittenfeld: I got a meeting across town.

UC Rob: Cool.

UC Brian: All right buddy.

Sittenfeld: Um, let me know what you guys need. Thank you guys for...

UC Rob: Yeah we'll be back. I don't know if we'll be back for, we're still talking.

Sittenfeld: Yeah we still gotta, we still got to um, you guys are invited over for family dinner another time but I'd probably rather get drinks with you guys so um let me know.

UC Rob: Cool.

Sittenfeld: When you getting out of town?

UC Brian: Uh right after him.

Sittenfeld: Right after, cool. If you guys are ever loaded up here, my wife and I got a big big house that's empty so...

UC Brian: Appreciate it.

Sittenfeld: ...if you ever, you know, if there's ever spillover. How how many bedrooms are in here?

UC Brian: 2.

UC Rob: Just 2.

Sittenfeld: 2. If you ever bring your other buddies in town.

UC Rob: Yeah.

Sittenfeld: I got literally, it's a big, mostly empty house 10 minutes from here so.

UC Brian: That'll do it. For sure.

Sittenfeld: All right. Safe travels.

UC Brian: (UI).

**[End Transcript 1D103-4 at 9:04]**

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236  
Session 1827



File Number: 194B-CI-2109777  
Date: 12/3/2018  
Time Recording Starts:  
Time Recording Ends:  
Session: 1827  
Agent: SA Nathan C. Holbrook

**Participants:**

Alexander PG Sittenfeld  
UC Rob

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH



Sittenfeld: Hey Rob.

UC Rob: What's going on man?

Sittenfeld: Hey, sorry, sorry for all the, the uh back and forth. Sorry for missing each other today.

UC Rob: (UI).

Sittenfeld: Great seeing you guys in person last week and obviously...

UC Rob: (UI).

Sittenfeld: (UI) can you hear me?

UC Rob: Yeah, yeah. How was your trip to DC?

Sittenfeld: It was good, it was good. Um, it was kind of with a cohort of elected officials from around the country.

UC Rob: Gotcha.

Sittenfeld: It was just, I was just, I was just there for about forty eight hours, but it was a good trip. Um, so, I know this is like such a pain in the ass, but we checked and unfortunately both of those checks are incorporated as corporations not LLCs.

UC Rob: Ah, man he, I, I told him specifically it needed to be LLCs.

Sittenfeld: No, no, no, so here, here, here's, here's, here's the good news. For that deadline, because it's to the PAC isn't until the end of this calendar year. So it's totally, it's totally fine.

UC Rob: Okay.

Sittenfeld: And if you had, if you talked to, you know, your universe of buddies and investors and you want to like, uh give us the name. 'Cause I think those are both incorporated in Illinois as corporations. And unfortunately they can only be um, limited liability companies. So if you wanna, if you wanna like run couple names by us and we can double check it to make sure they're LLCs. But sorry...

UC Rob: Yeah, I'll, I'll make sure this time that -- he had he, I think 'cause I sent him those money orders from where we had those and it was just confusion between me and Brian and sent them to Omar to get 'em down to me in time to get to you so. I'll get 'em, I'll get 'em straightened out and I'll just and get...

Sittenfeld: Well it's, (UI) it's, it's, it's no sweat. The, the good news is if it was to the campaign that deadline was last Friday, but since it's to the PAC it's not until December thirty-one.

UC Rob: Okay.

Sittenfeld: Um, so we're totally fine on time. And I, mostly, honestly, I just feel bad about causing you pain in the ass.

UC Rob: Yeah, yeah, no, no, no, no, no worries. I'll, I'll get it straightened out and um...what's your uh...

Sittenfeld: (UI). We, we always look them up on the um, usually on the secretary of state's website...

UC Rob: Yeah.

Sittenfeld: ...for a given state just to confirm. So if, if you want us to do any pre-research, we are glad to do it.

UC Rob: No, no, I'll make sure they are right next time. (UI) again like I said it was kind of a last minute back and forth and...

Sittenfeld: Yeah, no (UI) we were, we were we were moving quickly so I, no, no sweat at all.

UC Rob: But I will, what's your schedule like the rest of the month? Are you in town or are you gonna be gone all...

Sittenfeld: Yeah, I'm in town, I'm, you know, because my wife's in Cleveland during the week. I'm in Cleveland this weekend and otherwise I'm in (UI) the entire month.

UC Rob: Okay, cool. I don't, I don't know what my schedule looks like yet, but I'll, I'm gonna get back down there sometime before Christmas. So I'll let you know...

Sittenfeld: Well and if you, if you, if you know your dates, let me know in advance so we can go out and grab dinner and drinks and stuff.

UC Rob: Okay, cool. I will do it buddy.

Sittenfeld: Okay, alright. Thanks man I'll talk to Rob.

UC Rob: I appreciate it, sorry about that. See ya.

Sittenfeld: Alright see you brother, you got it.

UC Rob: Alright bye.

Sittenfeld: Bye.

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D113



File Number: 194B-CI-2109777  
Date: 12/17/2018  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

Alexander PG Sittenfeld  
UC Brian  
UC Rob

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

**[Begin transcript 1D113-1 at 24:17]**

UC Rob: Trying to get the...

UC Brian: Why don't you go out there with us?

Sittenfeld: When you going?

UC Brian: Pacquiao, UFC, you name it. It doesn't matter, whatever.

Sittenfeld: (UI) As long as my wife lives in a different city...are you going during the week or weekend?

UC Brian: Depends on the, I mean Pacquiao...

Sittenfeld: Let me know.

UC Brian: ...is on Saturday. Is that hard? Could she come (UI).

Sittenfeld: Weekends are tough.

UC Brian: So you want to go during the week?

Sittenfeld: Yeah, you don't want me bringing the ball and chain.

UC Brian: Why?

Sittenfeld: Unless at the end of the night you need doctor to resuscitate you, which actually might not be a bad idea right?

UC Brian: Yeah.

Sittenfeld: Yeah, that'd be fun. I'd go out to Las Vegas some time.

UC Brian: Would you?

Sittenfeld: Yeah.

UC Brian: You want to go to mid-week though is better?

Sittenfeld: Yeah, I mean it's a little...unfortunately I used to travel a lot. Now it's tougher because weekends with the wife and we always have a full council meeting when we actually vote on stuff is Wednesdays. So it kinda leaves like, like Thursday, Friday trip sort of thing.

UC Brian: So if we left on a Thursday, come back Saturday morning?

Sittenfeld: Yeah, I can do that.

UC Brian: Okay.

Sittenfeld: Yeah.

UC Brian: Maybe we can do that.

Sittenfeld: Keep me, keep me in the loop.

UC Brian: Yeah.

Sittenfeld: That'd be fun.

**[End Transcription 1D113-1 at 25:06]**

**[Begin Transcription 1D113-2 at 10:03]**

Sittenfeld: (UI). Do you guys want to walk over to Sotto?

UC Brian: Yeah, let's go.

Sittenfeld: Does that work?

UC Brian: Yeah, let's do it.

UC Rob: Actually let me give you these real quick.

Sittenfeld: Sorry for all the...one thank you again. Sorry for, sorry for the pain in the ass.

UC Rob: Yeah and I check, I had my girl in the office run them all in the Secretary of State. So they are all L, LLCs and so...

Sittenfeld: Cool.

UC Rob: So there are...so obviously those three...so replace the other two...

Sittenfeld: That's huge...

UC Rob: ...and then this one...

Sittenfeld: ...that's awesome

UC Rob: ...so I, I even printed it for you so you wouldn't be... So CII LLC they just haven't changed the bank account, the name on the account still says Inc. But it is, it is, it was changed to a registered LLC.

Sittenfeld: Oh, so it is an LLC?

UC Rob: Yeah, so just rec, just, the, the account name is still the same, but it is an LLC. There's all the...

Sittenfeld: That's huge man.

UC Rob: ...fucking documentation and shit all that so.

Sittenfeld: I appreciate you, brother.

UC Rob: Yeah, yeah.

Sittenfeld: All, all a big help.

UC Rob: Yeah. And I mean that's big. Like Chin...

Sittenfeld: No, this is huge.

UC Rob: I guess he had, he uh, he said he had good news on 435 this week and stuff so.

Sittenfeld: Yup, we're moving, we're moving, yeah, yeah. It's uh, one it's, as I told you guys before, I mean, it's, it's too strategic a project for... One, I think you guys are smart as hell to get it on it, but for the, I mean... You guys are great guys and I wanna, you know, support my buddies. But I also like for the city, we can't let that parcel of a downtown that's making a big, you know urban comeback sit and be what it has been...

UC Rob: Yeah, yeah, yeah.

Sittenfeld: ...for way too long you know so--

UC Rob: Yeah. Chin's nervous, but I mean about there becoming an issue.

Sittenfeld: Chin's, you, you, you want Chin to be a little bit nervous.

UC Rob: Sure. Absolutely. I want him to make, I want him to make sure the shit's together so.

Sittenfeld: Right.

UC Brian: Do you think it's gonna happen?

Sittenfeld: Uh-huh.

UC Brian: Do you think it's gonna happen?

Sittenfeld: I do.

UC Brian: Vote wise?

Sittenfeld: Yeah, uh oh yeah, I do. Here's, I, don't let these be my famous last words, but, um, I can always get a vote to my left or a vote to my right.

UC Brian: Okay.

Sittenfeld: So, you know, all you got to do is count to five. Cranley will be there, so yeah...

UC Rob: Um and the other two checks just void them, shred them, whatever.

Sittenfeld: Right, oh yeah, yeah, yeah. I think we already shredded them. Yeah, yeah.

UC Rob: Okay, yeah.

Sittenfeld: I probably already told you this and this is where, you know, it's kinda...we're three white guys, but like you know, stuff that sometimes, I mean, I mean having a lead minority investor is...

UC Brian: Well, yeah.

Sittenfeld: ...it has, I mean Chin's a great guy. He's a personal friend but...

UC Rob: No, no, no, no listen...

Sittenfeld: ...in city politics it has, it has its place too

UC Rob: ...trust me. Our group, an investment group, that's part of the reason, I mean, Chin doesn't exactly have a huge track record. But that's part of the reason we got behind him. We're like look, like, if we can get him the credentials to be a serious developer...

Sittenfeld: Right.

UC Rob: ...regionally like...

Sittenfeld: Oh, oh yeah.

UC Rob: I mean...

Sittenfeld: Well not only that, but I mean, Colum-, you know, he's got, he's got just as good as ties in Columbus as he does here, you know.

UC Rob: Yeah, yeah, for sure. I'm gonna grab my jacket (UI).

Sittenfeld: You know.

UC Brian: Yeah, we gotta get you somewhere to meet some of our...I think you'd have a good time.

Sittenfeld: Yeah, I'd love to.

UC Brian: Yeah, it'd be fun

Sittenfeld: Vegas sounds good.

UC Brian: Yeah, let's do Vegas, let's do Vegas. So midweek's better for you, after, after Wednesday?

Sittenfeld: Yeah, I mean look, it, it, it, it all depends on the um it...

UC Brian: I mean all the UFC fights, the fights fights those are going to be Saturdays. So we'll have to forgo that, if you don't want to do that. If you want to go it...

Sittenfeld: No, man that sounds fun. I look, it depending, it depends on the week too. Like if you throw some, throw some dates out.

UC Brian: ...if we do--

Sittenfeld: Decide when you guys are doing something and then uh let me know and I can try to make it work. I can, if there's not a big vote on the council meeting...I don't like to do this because the En...the newspaper runs like a who's missed the most meetings, but...

UC Brian: Sure. Right.

Sittenfeld: ...everyone can miss one uh...

UC Brian: But could you do a Saturday is my question. That's, that's, that's when all the fights are.

UC Rob: What do you, do you even care about doing a fight or do you just wanna go down there a fucking get after it for a little bit?

Sittenfeld: That's fine too. A fight sounds good, but I'm good with anything.

UC Rob: Okay.

UC Brian: All right.

Sittenfeld: I'm good with anything.

UC Brian: Well fights are on Saturdays. If you can't do that let's just go Thursday ur, yeah Thursday, Friday, come back Saturday.

Sittenfeld: Uh, yeah that'll be cool. That'll be great.

UC Brian: Okay.

**[End Transcript 1D113-2 at 13:59]**



GOVERNMENT  
EXHIBIT

USA 21K

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Regan Drive  
Cincinnati, Ohio 45236

File Number: 194B-CI-2109777  
Date: 12/17/2018  
Agent: SA Nathan C. Holbrook

**Participants:**

Alexander PG Sittenfeld

This is a transcript of a voicemail Alexander PG Sittenfeld left for S-87733 on December 17, 2018 at approximately 7:07 pm.

Sittenfeld: Chin, what's going on brother, PG. I just wanted to let you know how much I have really enjoyed getting to know Rob and Brian. No uh, no surprise that you attract great dudes and talented investors and partners. But uh, looking forward to a doing what I can to help get 435 across the finish line. So, uh, never hesitate to reach out. Let me know how I can be helpful on that front. Talk to you soon my man. Hope fatherhood has been great. And uh, don't say anything, but actually I got some news to share with you along those lines. Talk to ya.

194B-CI-2109777

Session 2273



**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Regan Drive  
Cincinnati, Ohio 45236

Transcript Session 2273

File Number: 194B-CI-2109777  
Date: 1/21/2019  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

Alexander Sittenfeld: AS

**Abbreviations:**

Unintelligible UI  
Inaudible IA  
Phonetic PH

194B-CI-2109777

Session 2273

AS: Rob, hey it's PG. Cranley and I spoke this afternoon so nothing urgent, everything is good. But I can fill you in tomorrow. Alright, I'll talk to ya, bye.

194B-CI-2109777

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D121



File Number: 194B-CI-2109777  
Date: 01/30/2019  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

Alexander PG Sittenfeld  
UC Rob  
UC Brian

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

**[Begin Transcript 1D121-1 at 8:41]**

UC Brian: What do you want, bub?

Sittenfeld: What do you guys got?

UC Brian: We got Titos, we've got bourbon, we've got scotch...

UC Rob: Gin...

UC Brian: ...beer.

Sittenfeld: Um.

UC Brian: Do you want to fix one of your bourbon mules?

UC Rob: I'm just gonna drink mine straight with a little bit of ice buddy.

Sittenfeld: I think I'm gonna do a beer actually.

UC Brian: Grab a beer, buddy. Anything you want in there.

Sittenfeld: Is that on, is that on the menu?

UC Rob: Yup, help yourself.

UC Brian: There's cheap shit and there's IPAs

Sittenfeld: I gotta go with, I'm, I, I have, I have to drink local.

UC Brian: You should.

Sittenfeld: It's in the contract.

UC Rob: You want a, what do you want?

UC Brian: I'll just, just follow your lead. Whatever you want.

Sittenfeld: I actually do have...who's, who's like the point person for 435 to the city administration?

UC Brian: Uh, that's uh...

Sittenfeld: Chin? Someone from Chin's shop? Rob are you talking directly to people?

UC Rob: I mean I, no. I don't talk to anybody. It's uh (UI).

UC Brian: Seth something or other he-

UC Rob: I kinda got a name, uh...

Sittenfeld: Is it someone from Chin's shop?

UC Rob: Well he (UI).

UC Brian: Yes and no.

Sittenfeld: Like indirectly?

UC Brian: Yeah.

Sittenfeld: Because I have a few updates for you guys. Some of which you might be aware of some of which you might not. But I want to make sure that the flow of communication is direct.

UC Rob: Yeah.

UC Brian: Right.

Sittenfeld: Rob, when you and I kept missing each other over the last week.

UC Brian: Uh-huh.

Sittenfeld: What I was originally gonna say is Cranley...

**[End Transcript 1D121-1 at 10:24]**

**[Begin Transcript 1D121-2]**

Sittenfeld: ...obviously we all know each other because of Chinedum and I consider him a personal friend. So don't, don't like, don't shoot the messenger here. I think John, and this is also like, you know, John is political.

UC Rob: Sure.

Sittenfeld: So he wants to justify why he feels the way he feels. He was like, you know, for the project to work it needs to be a hotel. There needs to be some sort of, you know, partnership um, with a hotel, which that's the plan anyway, right?

UC Rob: Right.

Sittenfeld: And two, he was like you know someone needs to be running point...I think he thinks Chin is like a little sloppy.

UC Brian: He does. That's no secret. Absolutely does.

Sittenfeld: Correct, right. And he had some whole back story. I can't, don't, don't quote me on any of this. But this is what John was narrating to me about Chinedum like demoing a building...

UC Rob: Yeah.

UC Brian: Without any, si-permits.

Sittenfeld: ...without, John was like he could have gone to jail. Well you know like he...

UC Brian: Yup, thank you.

Sittenfeld: ...so now again, let's not be too charitable to John. John also is like, you know, bitter little you know, petty little S-O-B. So his only two things, in terms of him being good are, you know, the right, you know, hotel project, the right partner there...

UC Rob: Yup.

Sittenfeld: ...and like someone that knows what the hell they're doing running point.

UC Brian: Mm-hmm

Sittenfeld: He was like beyond that I'm great. So he's not going to be an obstacle. So, and now some of this might be repetitive, but I'd rather be repetitive than miss something. So first of all...

UC Brian: Oh just squeeze it, thank you.

Sittenfeld: Are, are you, are you guys up to speed on where the litigation process is?

UC Rob: Yeah, I think so. From uh I mean-

Sittenfeld: So, so, Goldschmidt (SP) is exercising like his final appeal option.

UC Rob: Right.

Sittenfeld: Um...which means that, I mean, we're getting to the end of the road. But it is still on litigation.

UC Rob: Right.

UC Brian: Yeah.

Sittenfeld: Um and by the way...he's still, Goldschmidt's still asserting city, our position is we disagree with this obviously. Um, he's asserting that uh he has rights to occupy it. We totally disagree. Um the city's position is we own the building and he owes us 1.5 million dollars in back taxes.

UC Rob: Right.

UC Brian: Yeah.

Sittenfeld: Um, you, I know you had texted me about this originally. Chinedum submitted the re-development proposal. I think that just went in last week.

UC Rob: Yeah, uh...last week or the week before.

Sittenfeld: Might have been the week before?

UC Rob: May have been Friday the week before or something.

Sittenfeld: So, Phil Denning who, it might be worth, whoever is running point, I mean I'm good if want, if you want it to be one or both of you. You want it to be whoever is like the face of this to the city administration. Phil, Phil kind of said we can, well so he was, one he just got back from paternity leave...so he was like I haven't actually reviewed the re-development proposal that was submitted. He said you know, it's gonna be challenging, we could pick something and agree to something. It's gonna be challenging to move until litigation is final.

UC Rob: Right.

Sittenfeld: And that needs, I mean, that's, that's all, all good and fair game. He said, and this is...

UC Brian: Seth Barnhart. I knew it was Seth.

Sittenfeld: Who is that?

UC Brian: That's the guy that, that Chin has being the face of this thing. Going in negotiating...

Sittenfeld: Seth Barnhart?

UC Brian: ...dealing with the, the city, dealing with Cranley, deal, the, the, literally the face.

Sittenfeld: Is he with his own thing or is he?

UC Brian: He is...

Sittenfeld: Is he with Kingsley?

UC Brian: ...but he's partner up now with Kingsley, yes.

Sittenfeld: So, uh, so the one thing Phil raised that kinda got my attention is, 'cause this was the first I heard of it. I thought...let me, let me, I obviously took notes on some of this stuff. So Goldschmidt had a mortgage on the top four floors and uh US Bank foreclosed on him. Chin went in and bought the note from US Bank.

UC Rob: Right.

Sittenfeld: So Chin's asserting that that gives him property control. Phil was like we are not necessarily agreeing to that.

UC Rob: Yeah.

Sittenfeld: This is what Denning said. So the one thing he said, and this is where I would be happy to be helpful, but he was like I'm gonna look, and he was, he was like I haven't even looked at the re-development proposal. He was like I'm gonna look at it and if it's good like let's make a deal. He's like and if it's not great the city could consider doing an RFP to see what other developers are interested in it. I mean his pos-, and this is like what we want out of our administrator.

UC Brian: And when did you hear this, today?

Sittenfeld: Thirty minutes ago.

UC Brian: Okay.

Sittenfeld: I was like honestly, you know what I need the most up to date things. So and he had been out on paternity leave. So this, yeah, like thirty minutes ago. May-maybe an hour ago.

UC Brian: So we had a meeting...



Sittenfeld: But, but, but he did say he was like, he's also, I mean Phi-, Phil's, Phil's politically realistic. So he's like you know, if he knows I like a project, he's not wanting to like, you know, even as an administrator doing his job...

UC Brian: Yeah.

Sittenfeld: ...get into some battle, have it be a public thing. Have it be like crossways on the political side. But he did say...I mean, I think it kind of depends on, you know, the specifics of the re-development proposal and then also what the ask is. Right? And you know, what, what incentives are being asked for. Things like that. By far the cleanest thing would be good proposal, pretty routine reasonable asks, move it forward, right?

UC Rob: Yeah, uh-huh.

UC Brian: Yeah.

Sittenfeld: And the final thing and this is smaller than that peace but, you guys, you know OSHA ironically is in one of the floors because the building is like literally falling apart...

UC Rob: Yeah, yeah.

Sittenfeld: ...and it's kind of hilarious. He said after the federal government being kind of being like you know go fuck yourself. Like you know, we do stuff on our own timetable. He actually thinks they will be out of there in the next couple months. Like so which is, which is good, which is progress.

UC Brian: Mm-hmm, yeah.

Sittenfeld: So basically from a timeta-, standpoint, I don't know, I mean as we've all seen like legal stuff...

UC Rob: Sure.

Sittenfeld: ...can move glacially...

UC Brian: It can drag.

Sittenfeld: ...it can move quickly.

UC Brian: Sure.

Sittenfeld: But at least it's, at least for Goldschmidt, this is the last option.

UC Rob: Right.

UC Brian: Right.

Sittenfeld: So there's that piece, OSHA piece a couple months, and then...I mean, I will, I can check in with Phil again next week and be like hey how's the, how's the development proposal look.

UC Rob: Right.

Sittenfeld: See where his head is, but...

UC Brian: Right.

Sittenfeld: So it's, is that all...

UC Rob: Yup, I mean that's pretty much what we-

Sittenfeld: ...comports?

UC Rob: Yeah.

UC Brian: Yup.

Sittenfeld: Okay. It's good. I just wanted to make sure that what you guys have heard and understood is-

UC Rob: Yeah.

UC Brian: Yeah, I mean it's typical bureaucrat stuff. Like we met with Jared and Jared sat us down and said listen everything is fine. It's awesome. The face is now good, the way to change the face, because it was Chin. They didn't want Chin so we got Seth and all that stuff happened. Jared said the three asks look good. The buy it for a dollar, tax abatement...

Sittenfeld: Which Jared?

UC Brian: Kamrass.

Sittenfeld: Right.

UC Brian: And that was, the last time we were here.

UC Rob: Yeah, two, three weeks ago maybe

UC Brian: That was two weeks ago maybe. So that's why I asked when did you found that out.

Sittenfeld: Right, right.

UC Brian: So that's, since then that's updated.

Sittenfeld: Yeah, I mean this is what Phil said to me...

UC Rob: Yeah.

UC Brian: Right, right.

Sittenfeld: ...an hour ago.

UC Brian: Right.

Sittenfeld: So-

UC Brian: Okay.

Sittenfeld: All right look, I'm, as long as I'm glad that that's all what your guys' expectation was.

UC Rob: Yeah, yeah. Yeah, I mean, the, the I guess so that once he dives into the development agreement. If he sees something that he feels is gonna be a big issue then just let us know and...

Sittenfeld: Yeah, I will. I can, I can kinda pr-, 'cause you guys could potentially something, if it was something, you know, easily correctable.

UC Brian: Right.

Sittenfeld: It could be corrected on the front end...

UC Rob: Yeah.

Sittenfeld: ...rather than him saying no like...

UC Rob: Yeah.

Sittenfeld: ...just not in the city's best interest.

UC Rob: Right, yeah.

UC Brian: Yeah, exactly.

Sittenfeld: Um and I think, (UI), I do think John is in a good place. Um, just because, you know, he's like, as lo-, as long as he doesn't feel like Chinedum is negotiating and executing this...

UC Rob: Right.

UC Brian: That's right. That's what he said.

Sittenfeld: ...and the...Rob, did you guys say when we were at the uh at the uh at Ruby's a couple months ago. Um, do you guys have like a LOI or either partnership with a potential hotel developer or...

UC Rob: He's got a, what does he call it? It's a letter of...

Sittenfeld: ...something.

UC Rob: ...letter of intent basically from Intercontinental Hotels...

Sittenfeld: That's right, yea.

UC Rob: ...I think is the group that actually...

Sittenfeld: Yeah.

UC Rob: ...uh, wrote him the letter.

Sittenfeld: Because I didn't want (UI).

UC Rob: But he's talked to two other groups I think. There's a coup- there's several that are seriously interested so. But I think he actually got a letter of intent from one of them and I think it was Intercontinental Hotels.

Sittenfeld: All right. It all seems good then. I mean I don't, it's obvious seems like the worst case scenario and I think Phil has a early understanding of like why he should not actively let him go this route. But yeah you open it up and so other person swoops in and says hey we'd love to do this...

UC Rob: Yeah, yeah.

UC Brian: Exactly.

Sittenfeld: ...so it's you know...right, right, right.

**[End Transcript 1D121-2 at 8:59]**

[Begin Transcript 1D121-4 at

03:54]

UC Brian: You gotta hav- give us some dates and we'll go down to Miami.

Sittenfeld: Yeah, that would be fun.

UC Brian: Yeah.

Sittenfeld: That'll be good.

UC Brian: But we gotta get some dates.

Sittenfeld: When uh, week or weekend?

UC Brian: Well you don't want to do weekends, which I admire and I respect.

Sittenfeld: Oh yeah. How quickly I forget.

[Talking over each other]

UC Brian: So pick a week, week day, you know three or four days (UI).

Sittenfeld: Yeah, that'll be great, that'll be awesome. Are you guys gonna be going down ther- is there a time already that uh...

UC Brian: We obviously manipulate when our guys come in, right? Because we want to make sure that everybody's there, have some fun so...pull some dates that you feel comfortable that you can get away for two or three days and uh let's make it happen.

Sittenfeld: Yeah, that'll be sweet.

UC Brian: It would be fun. Especially now it's so fucking cold.

Sittenfeld: Oh my god, yeah, why, why aren't we, why aren't we on a boat, I mean why the fuck are we in Cincinnati, Ohio right now?

UC Brian: That's true (UI).

Sittenfeld: We can have this conversation in Miami. Because you guys said, you guys have a boat and do you guys have a (UI) place down there too? Or do you stay in the...?

UC Rob: No, we, we uh, well we got, one of our guys has an office building. It's in Lauderdale. Keep the boat in Lauderdale and the captain works out of the office stuff that we, that we have him (UI).

Sittenfeld: Right (UI).

[Talking over each other]

Sittenfeld: Do you guys stay in the same hotel or do you guys like rent some place?

UC Rob: Depends on what we're doing. So sometimes we tell 'em uh we'll call Nick the boat captain and be like hey we gonna, we got a bunch of guys coming in. We're gonna stay down financial district downtown Miami (UI) he'll have the boat down there...

Sittenfeld: Yeah.

UC Rob: ...or whatever. Sometimes we'll go to Lauderdale and stay in the Diplomat or Hard Rock or-

Sittenfeld: Actually I haven't been to Miami in like ten or fifteen years.

UC Brian: We should go there then.

Sittenfeld: Yeah, yeah, yeah.

UC Brian: Yeah let's go there. It'd be fun.

Sittenfeld: I just want to like the, the buttons like you know if it's buttoned past like your belly button you're something...you're you're a stiff.

UC Brian: That's right, that's right. Boat shoes and...

Sittenfeld: Gold, gold chains.

UC Brian: Guido chains. Yup, that's right.

Sittenfeld: Yeah, no, honestly.

**[End Transcript 1D121-4 at 05:35]**

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D123



File Number: 194B-CI-2109777  
Date: 2/18/2019  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

UC Brian  
UC Rob  
Alexander PG Sittenfeld  
Unknown Male (UM)

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

**[Begin Transcription 54:14]**

Sittenfeld: Have you guys, I usually try and get an update before I catch up with you guys. You heard anything recent on 435?

UC Rob: The only thing is...

UC Brian: Actually yes.

UC Rob: ...so last thing we heard from Chin, he's out of town all this week. We were hoping to catch up with him, but he's gone until Thursday. But, um, and I don't know the details. Something to do with the fact that one of the attorney's in the economic development department said they wanted a construction, construction engineer to evaluate the foundation of the existing building and if it was up to par they did not want to sell it to Chin for a dollar.

UC Brian: It was, it, it was up to par and he said--

UC Rob: Now well, they, they haven't done the inspection yet. If it, if it turns out to be up to par, then they would not want to send it, sell it to Chin for a dollar, which...

Sittenfeld: Do you know who the attorney was?

UC Brian: Yes, I can't tell you his name.

UC Rob: You tell me the names of the attorney's there I might can, in economic development, um...

Sittenfeld: Patty Braxton.

UC Rob: No.

Sittenfeld: Luke Blocher.

UC Brian: It's a guy.

Sittenfeld: Billy something.

UC Brian: It's a guy.

Sittenfeld: Fuck, I don't know. I'll find out.

UC Brian: Mas- (UI).

UC Rob: I can't remember his name.

Sittenfeld: Marion Haynes?

UC Brian: Yes.

Sittenfeld: Marion Haynes?

UC Brian: Yes.



Sittenfeld: What'd he say?

UC Brian: Yes.

UC Rob: He said if, if the foundation turns out...

Sittenfeld: If the foundation...

UC Rob: ...be g-, then, basically...

UC Brian: Structural portion of it.

UC Rob: ...he basically is like well you're gonna save money because now you can use that foundation therefore we're not going to sell it to you for a dollar. And Chin basically was like that's bullshit. Like everybody else's deals have been a dollar.

Sittenfeld: Isn't it a demo no matter what?

UC Rob: Yeah. I mean basically, I mean he might could save some money there, but I mean, not to the point of...

UC Brian: But he's still gonna have to go in and make a huge amount of structural changes. Yeah, these four bricks may be there...

Sittenfeld: When did he say that?

UC Brian: Within the last couple weeks, I'm guessing.

UC Rob: Yeah, yeah.

Sittenfeld: And did he, uh, who related that to you, Chin?

UC Rob: Chin. I, I think that was at their last meeting and he was saying that there--

Sittenfeld: That if the structural foundation is sound enough it can't be a dollar sale.

UC Rob: Right. He's saying it, it won't, it shouldn't be a dollars sale if it is.

Sittenfeld: What would the sale be?

UC Rob: I don't know. He didn't, I don't think he threw a number out there, but obviously...

Sittenfeld: Well so I should (UI).

UC Rob: If it's two dollars well then okay.

Sittenfeld: Are they, I mean like, like...deal.

UC Rob: Yeah, five dollars (UI) dollar sale.

Sittenfeld: All right here's a five. Like litigation piece, just like suspend the litigation piece of like the whole...

UC Rob: Yeah, yeah.

Sittenfeld: Is um, are they cool to just not do an RFP though?

UC Rob: Well, that, that's the other piece that, that they're not, that's still up in the air too. It's like is there an RFP and if so like is it written in a way that clearly Chin's the front runner for it, you know. I think that's still up in the air as well.

Sittenfeld: What do they tell him?

UC Rob: I, I think the, they haven't told him either way yet, so. I think this newest--

Sittenfeld: I'll give Phil a call tomorrow. Did he say that they like done their analysis of the proposal?

UC Rob: No, not that, not that Chin relayed to us. He was all up in arms on this whole foundation piece.

Sittenfeld: I mean foundation thing seems weird to me. Like I've never been told anything other than the building is just a cluster fuck.

UC Rob: Right.

Sittenfeld: Yeah.

UC Rob: Yeah.

Sittenfeld: Interesting. What was the deal with Chris down in Texas? (UI).

UC Rob: So he had, uh everything he (UI), he had a contract to do all the fiber...

UC Brian: Fiber.

UC Rob: ...optic wire for um AT&T in Texas basically, yeah. State wide.

Sittenfeld: How'd he get that deal?

UC Rob: Ah, fuck, I don't know, avocados.

Sittenfeld: How do you go from doing that deal to doing preschools in Cincinnati?

UC Brian: That's a good question.

Sittenfeld: Especially if it's not about the money.

UC Rob: Yeah, he uh, he's got, Chris has got, I mean he's always been a--

Sittenfeld: Likes, likes to deal.

UC Rob: He's from Cincinnati, he's born and raised here so he's always had... He was a big--

Sittenfeld: Did he make out well on that uh laying the fiber?

UC Rob: Yeah.

Sittenfeld: Oh, down in Texas?

UC Brian: Oh yeah.

UC Rob: He ended up, well he made the money, we made money on it for years. At the end they kinda tried to fuck him on some deals, but he still got paid out pretty well ending the contract. But I mean he's a Cincinnati guy, he was a developer in Cincinnati forever.

Sittenfeld: How old is Chris?

UC Rob: That's what called (UI). Chris is--

Sittenfeld: Early forties?

UC Rob: Yeah, oh yeah. Um, but I mean he grew up here so.

Sittenfeld: That's fascinating. I just don't put some of the nature of those deals like apples to apples, but I guess you know...

UC Rob: Chris is, he's a...

Sittenfeld: ...hustlers a hustler.

UC Rob: ...he's a hustler man.

UM: He is a hustler.

UC Brian: If you put that word in a dictionary you'll see him going... yeah.

Sittenfeld: This guy.

UC Rob: This guy.

UC Brian: I know a guy, I got a guy.

Sittenfeld: Do you, have you, do you know him pretty well?

UC Brian: I know him fairly well. Rob knows him better than I do. Um, but like a puppy dog, I'd follow him to the trough.

Sittenfeld: Of course. How, how did you, how did you guys get hooked up on that Texas deal.

UC Rob: One of our buddies introduced us down there. We we're doing some stuff in Dallas. He was in town and we kind of, he was looking to put some money together to, to just not park some of his money on some of the stuff he needed infrastructure wise.

Sittenfeld: Right.

UC Rob: And we got involved and it worked out for both of us so.

UC Brian: What's sad at the same time is once you start doing this stuff, the PE stuff um it's amazing how many people want to come and use your money, right?

Sittenfeld: Yeah, yeah, yeah, yeah, yeah.

UC Brian: You get pitched a ton of stuff.

Sittenfeld: Yeah.

UC Brian: Hey I got this, I got this, I, we can do this.

Sittenfeld: Yeah, yeah, yeah, makes sense.

UC Brian: Because I mean if you're not to financing it through a bank, you got two, two, four, six guys willing to put that money out, but...

Sittenfeld: Right.

UC Brian: ...um, I think you would enjoy meeting these guys because they'll all tell you the spill on how we all kind of met and got our money. It's, it's fun for us to, to introduce people because we start to rehash how it, how it worked out.

Sittenfeld: Yeah, yeah, yeah, no, sounds fascinating.

UC Brian: But literally is was over, I mean a couple drinks, couple bar tabs, couple, you know, women of the night type of stuff.

Sittenfeld: Yeah.

UC Brian: And the next thing you know you start really getting to trust and know somebody.

Sittenfeld: Yeah.

UC Brian: Uh, you know, and relationships happen. Obviously I'm a lot older than Rob. So I brought some of these older school guys into it, Robby and some guys from California. But this mix, he's got the young side of it, Patel in Chicago. So it's just kind of been a, a trust.

Sittenfeld: Yeah, no, it's great.

UC Brian: Hey I trust you, don't fuck me, you know?

Sittenfeld: Yeah, yeah, yeah, yeah, yeah. That's pretty good, pretty good life motto to live by.

UC Brian: Yeah, it's kind of old school, but you know. It's, it, if you end up (UI) that reputation of a guy that's a shyster and just gonna screw you all the time. It tends to work itself out.

Sittenfeld: Yeah it does.

UC Brian: (UI).

Sittenfeld: You get found out pretty quick.

UC Rob: Yeah.

UC Brian: Yeah.

Sittenfeld: Yeah.

UC Brian: You don't have to do much vetting you just figure it out and go (UI).

Sittenfeld: Yeah.

UC Brian: Either the guy hasn't (UI).

Sittenfeld: Yeah, yeah.

UC Brian: It's a good group of guys.

Sittenfeld: You let me know when you summon the crew in Nashville and...

UC Brian: Okay, maybe (UI).

Sittenfeld: Any day I'll drive down there.

UC Brian: That might be a lot easier to, to do it.

Sittenfeld: I mean don't get me wrong, Miami sounds fucking better, especially this time of year, but...

UC Brian: Maybe we wait and do it once you're settled down.

Sittenfeld: Do, doableness.

UC Brian: Yeah

**[End Transcript 1:01:51 Session 2]**

194B-CI-2109777

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D127



File Number:	194B-CI-2109777
Date:	3/14/2019
Time Recording Starts:	
Time Recording Ends:	
Session:	
Agent:	SA Nathan C. Holbrook

**Participants:**

UC Brian  
UC Rob  
Alexander PG Sittenfeld

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

**[Transcript begins at 23:41]**

Sittenfeld: How, how's Chin doing haven't seen him in a minute.

UC Rob: Ah, he's a little frustrated, um, so I guess 435 like all of the sudden like, it was like, hey you need to have a different face and so he brought this other guy in who's done serious hotel projects before.

Sittenfeld: Cranley said that.

UC Rob: Yeah an-and so now that guys in there and now basically what Jay Kincaid came back to him this week and says, like yeah economic development and the Mayor are saying you've got to have a partner, and we're not doing an agreement with you until you have a partner. And he's like that's bullshit, like you know like...

Sittenfeld: What does that even mean?

UC Rob: ...Right an-and and he said he said well and the other side of that is...

Sittenfeld: By the way-even just as a technicality, I mean, like I want to help bring a great project, but like the Mayor's not, you know, it's not his place to carry out that vendetta. Wait let me just (UI).

**[End Transcript at 24:41]**

**[Begin Transcript at 25:52]**

Sittenfeld: Is, I don't, yeah, let's, we don't, I don't want to bore you guys and we don't need to talk about that. Um. So, so that came back to Chin.

UC Rob: Yeah, a-and so, Chin's a little frustrated 'cause he's like this is, this is starting to...

UC Brian: She comes back I'll do one more.

UC Rob: ...starting to drag. And Jay's a little more under the opinion of hey buddy it's still moving at a decent pace, so, I'm less worried about the speed of it as the-

Sittenfeld: Bullshit politics of it.

UC Rob: Yeah like OK like are are if ya'll are.

Sittenfeld: Is this the beginning like-

UC Rob: Right, like i-is there...

Sittenfeld: Oh I see one more hoop?

UC Rob: Right, and so Chin's like hey his other side of it is like, hey, if ya'll want me to get a partner, give a development agreement, and I'll and m- and then I, I can negotiate differently with a partner. Like, you want me to go get a partner putting myself in a negotiating spot where I'm in a bad position to even negotiate to bring in a partner. Like why would I, why would he do that? And so, Jay's basically like, hey let's continue working economic development, but we may, we may have to go around them and bring it through council first.

Sittenfeld: Let's do it.

UC Rob: And so...um.

Sittenfeld: Let's, let's, let's do that.

UC Rob: Mmk. But I mean, I think it's one of those like this happened this week, and so like-

Sittenfeld: No, let's, let's, do that. They actually hadn't, it's been a, it's been a busy week. Um, and I was with Jay this morning so they hadn't mentioned it to me yet actually, but let's go, let's go the council route.

UC Brian: Okay.

Sittenfeld: I mean this is where like I mean, I'm color blind, but like you know, someone politically says like why you guys discriminating against the black developer?

UC Rob: Right.

Sittenfeld: Like, John will back the fuck up. Uh, so...

UC Rob: Well and that's kinda Chin-

Sittenfeld: ...Especially if it's not like it's not we don't like your deal, it's like, we want someone else.

UC Rob: Yeah, yeah, an-and I think that's where Chin's frustrated like hey like-

Sittenfeld: So does he want like a h- uh, like a hotel partner from like the front end?

UC Rob: I guess, I- no I (UI).

Sittenfeld: (UI).

UC Rob: I think, I think they mean like, they want him to bring in like a Neyer or a different developer to do the, you know what I mean?

Sittenfeld: (UI).



UC Rob: And that's what Chin's like, hey like that's bullshit like I brought Seth Barnhart onto my team like he's done...

Sittenfeld: Yeah.

UC Rob: ...you know, two hundred million dollar hotel project in the past, like give (UI).

UC Brian: You might have said this but here's the frustrating part they told Chin, OK we don't want you to do it, bring somebody else in, he brings the guy in, they're like OK perfect...

Sittenfeld: Which is why, which is why...

UC Brian: ...that's what we want to do, and now we're going to go to the next step, and then they fuckin' bait and switch.

Sittenfeld: ...It makes you think how many other hoops are they gonna...

UC Brian: (UI).

Sittenfeld: ...I, I, when you stepped out, I said like um, um, let's go the council route, and if they want to be like it's political (UI), why you guys discriminating against the black developer, what's that all about?

UC Brian: Right.

Sittenfeld: That good enough, and say you got to team up w- did Jay say anything about teaming up with anyone or, he- is he suggesting let's go the council route?

UC Rob: I think he's like basically telling Chin, like, hey let- let him, Jay, keep working through a couple people economic development, and then if-if that if that's a non-starter, then basically get them- my understanding is he, Jay was kind of like, well let's get them to like put down like officially like OK like we're good with selling it for a dollar, we're good with everything else. The, the only thing that we're not good with...

Sittenfeld: I think, I think that's smart.

UC Rob: ...then you can go to council and go then economic development can get called to the council can go look, eco- did you or did you not agree to this entire deal minus him bringing in the partner...

Sittenfeld: I think that's actually a smart approach.

UC Rob: ...and then like we're screwed (UI).

Sittenfeld: The only thing I was going to say, and I say this like, Jay is a personal friend of mine, but he obviously has relationships with others...

UC Rob: Right, (UI).

Sittenfeld: ...so if John's like, 'Oh like you know, team up with Al Neyer' well, Jay's very close to (UI) so it's like, I think just not, but it- the-the advice you said sounds purer, which is like, fuck that we don't need that, even if it could be advantageous to him...

UC Rob: Yeah.

Sittenfeld: ...um, I just, you know, like, he has his own web of relationships too. I actu- I think that's a very good idea.

UC Brian: Okay.

Sittenfeld: Put it all down, bring it to council, have us shame them, which, we actually did this with another deal of Chin's, where we were like basically played the like, "Why you beating up on the black developer?"

UC Rob: Right.

Sittenfeld: You know, you try not to overuse that, but...

UC Rob: Yeah, yeah.

**[Transcript ends at 29:59]**

## Court Reporting Service



File Number: 15-34-13 17475-001

Date: 5/2/2019

### **Participants:**

Alexander PG Sittenfeld

Chinedum Ndukwe

### **Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

Sittenfeld: Hey Chin. Chin?

Ndukwe: Hey, PG, yeah. How are you doing buddy?

Sittenfeld: Good. Um, you know, obviously -- just real quick, you and I obviously ran into each other in the Queen City Club lobby and that sort of thing. Let me know --

Ndukwe: Yeah, yeah, yeah.

Sittenfeld: Let me know where your head is around Council solution versus what you are working out with the administration. So, I kind of just wanted to see where you are, uh, relative to --

Ndukwe: Absolutely, absolutely. Yeah, no, 435? Um --

Sittenfeld: Yeah.

Ndukwe: So in like a crazy turn of events, um, I got a call, or really, a text from Laura Brunner a week ago and she's like, hey - And this is like two Fridays ago, essentially. Like, hey, can you meet on Monday? We ended up meeting on this past Monday and um, she said that the city was working through a deal confidentially that they would transfer all of the delinquent properties with taxes, delinquent tax properties over to the Port. Specifically, 435 Elm. And she was like, I know that you were, you were working to get a development agreement with the city, and you have a little bit of push back with John. Would you be willing to partner with the Port on the development? I kind of had an idea that I was coming down the pipe because, because Jay kind of tipped me off to it a little bit. (IA).

Sittenfeld: Right.

Ndukwe: So, um, I was like, well, yeah, let me think about it. And she said that, you know, part of her kind of value add would be, you know, I wouldn't need, I wouldn't need a development partner. So, it really gets me where I want to go. And so, I just wanted to give you a heads up on that. Um, because we're meeting next week on Tuesday. Nothing is finalized but I'm bringing Jim McGraw, who is my, you know, attorney and um, get a structure on these deals. So, I will, I will let you know how that conversation goes next Tuesday.

Sittenfeld: Yeah, I mean, it sounds, it sounds like a positive kind of development though.

Ndukwe: No, no, no, no –

Sittenfeld: Chin?

Ndukwe: From where I, from where we were just dealing with Cranley, um –

Sittenfeld: Right.

Ndukwe: To where we are now and kind of having to kind of get you to help us out type of thing. I mean, don't get me wrong. We are going to need some assistance, um –

Sittenfeld: Oh, yeah. I, I, this is -- I, as you know, I mean, I've been the strategic piece of the downtown puzzle. I will be glad to champion this. And I think it will be great. So you said you will know more next Tuesday.

Ndukwe: Yeah, yeah, yeah. We will have a lot more to talk about after Tuesday, after we get a kind of firm agreement with the Port. Then yeah, we can definitely go to work after that for sure.

Sittenfeld: Okay. All right. I will, uh, I will stay tuned. Yeah, give me a shout after next Tuesday. Let me know if you need anything before then.

Ndukwe: Okay, no for sure. I mean, I appreciate it. Everything else going all right with you?

Sittenfeld: Yeah, everything is good. Everything is good. Just keep me posted.

Ndukwe: Okay. Okay.

Sittenfeld: Alright, I'll talk to you.

Ndukwe: Thanks, PG.

Sittenfeld: (UI) Bye.

## Court Reporting Service

File Number: 1D 138  
Date: 5/2/2019



### **Participants:**

UC Rob  
Alexander PG Sittenfeld

### **Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

[Time stamp 00:21:33]

Sittenfeld: So, you know, Jay. Jay's a good buddy of mine. We were at each other's weddings all, that shit. But um -- he kind of has multiple --

UC Rob: Oh, yeah.

Sittenfeld: You know, the Port, is his client.

UC Rob: Yeah.

Sittenfeld: Which, I, again, good, good friend.

UC Rob: Yeah.

Sittenfeld: I just want you to always be clear (IA).

UC Rob: Yeah, yeah, yeah. We uh, so look, we met, I guess it was about two weeks ago. That's before the Port thing came up and we were just kind of discussing overall, you know, what are we going to do? What's the best option. How do we get this thing going? And uh, and Chin was kind of like, hey, let's just

Sittenfeld: Go the council route.

UC Rob: Go the council route.

Sittenfeld: I, I, I offered (IA).

UC Rob: And Jay, and Jay was like --

Sittenfeld: See, I told you.

UC Rob: Okay. He's like but, he said let me go back one more time, he goes, before we -- he said because I think you are going to end up having -- there is still things it, it could be difficult. And we are like, hey, man, we are like -- whatever you --

Sittenfeld: He, said, he said -- Jay said to me, "I understand it's an option. We are not opposed to it." But I think he kind of thinks of it as like, which I don't agree with this because (IA) anyway.

UC Rob: Yeah.

Sittenfeld: Of going a little bit like scorched earth sort of thing.

UC Rob: Yeah.

Sittenfeld: He's like, Chin you are going to be doing development I this market for a long time. Like, go, go the route of peace and diplomacy and stuff.

UC Rob: Yeah.

Sittenfeld: Which I can, I can kind of see that.

UC Rob: Yeah.

Sittenfeld: Because he was also saying like, you know, you don't necessarily want to tick off the bureaucrats. Which I personally disagree with.

UC Rob: Right.

Sittenfeld: Like...

**[End Transcript at 23:01]**

**[Begin Transcript at 38:55]**

Sittenfeld: And Brian was saying that Vinny was like, you know, used to make his money in the dark arts and cleaned it up.

UC Rob: Yeah.

Sittenfeld: I don't care.

UC Rob: Well, I mean, his dad, his dad drove a concrete truck in you know, Jersey you know what I mean, like –

Sittenfeld: Right, right.

UC Rob: He grew up in that, that world so –

Sittenfeld: Is most of his, is his operation in Providence or is he –

UC Rob: Yeah, yeah. He, uh, I mean he's done a ton of stuff in like Newark, Hoboken, all of Jersey, all that stuff for years.

Sittenfeld: What's his main like thing, now ?

UC Rob: Now, he kind of just invests in – it's a lot more, well, he pretty much only does investment stuff now. For a long time, he was in a lot of real estate deals and --

Sittenfeld: Right.

UC Rob: Uh, a lot of work with union stuff there so. A lot of guys, a lot of –

Sittenfeld: Waxed a few guys.

UC Rob: A lot of bada bings, bada booms.

**[End Transcript at 39:48]**

**[Begin Transcript at 1:25:38]**

Sittenfeld: Um, good seeing you.

UC Rob: Yeah, you too, man.

Sittenfeld: As always. Let's uh swap notes after next Tuesday.

UC Rob: Yeah, let me know.

Sittenfeld: I know you guys are impatient. I'm impatient too. It's just like

UC Rob: Yeah, [IA] thanks for looking out it.

Sittenfeld: Given what a cluster fuck it is, the Port can actually be pretty good.

UC Rob: Yeah, Chin was excited about it.

Sittenfeld: Cleaning out some of the –

UC Rob: Yeah, and that's even, like, even Pete was like, why the fuck didn't we do this six months ago, you know. Like this is such a cleaner way to do this and get it, you know.

Sittenfeld: Yes, yeah it is cleaner.

**[End Transcript 1:26:04]**



194B-CI-2109777

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D145-2



File Number:	194B-CI-2109777
Date:	7/08/2019
Time Recording Starts:	
Time Recording Ends:	
Session:	1D145-2
Agent:	SA Nathan C. Holbrook

**Participants:**

Alexander PG Sittenfeld  
UC Brian  
UC Rob

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

**[Begin Transcription at 46:09]**

Sittenfeld: When d-, when do you guys have to, have you guys re-upped the place for-

UC Rob: Not yet, we got a [talking over each other].

UC Brian: We're just talking about that today.

Sittenfeld: What are you thinking about?

UC Rob: I don't know. We've, we've-

UC Brian: We'll play it by ear and see what happens. Hope, you know, really want him to get this development deal as quick as possible, um-

Sittenfeld: We obviously, Rob and I talked before the agreement with the Port Authority piece which was no sweat.

UC Rob: Yeah.

Sittenfeld: Um, thoughts on the development agreement? I think the Port as a partner will be good and things should (UI).

UC Rob: Yeah.

UC Brian: I think it's great.

Sittenfeld: I think it should move pretty briskly.

UC Brian: And Chin's very, very, very excited about that. Like he's very okay with that. It wasn't a fuck the Port. He, he sees it as a good deal.

Sittenfeld: No it's good. Honestly it's it...

UC Rob: And I was glad, I was glad it went through...

Sittenfeld: It's a good move for him.

UC Rob: ...with, with, I'm glad it went through with all, everybody approved it, you know, so.

Sittenfeld: Oh yeah, oh yeah, it wasn't going to be controversial, yeah.

UC Rob: Yeah.

UC Brian: So now the next step is the development agreement, right?

Sittenfeld: Right.

UC Rob: Right.

UC Brian: (UI) and that's, when's that up for, do we know?

Sittenfeld: I would hope... our next meetings, there's like a bit of a recess, we just don't take votes on stuff, is the beginning of August. Could it be that soon?

UC Rob: I don't know. I'll have to ask him.

UC Brian: That's right around the corner.

UC Rob: Yeah.

Sittenfeld: Because is he just hammering stuff out with the Port now?

UC Brian: Well he's had... yeah and like right now he is with Tom Fernan...

**[End Transcription 47:20]**

**[Begin Transcription at 1:06:17]**

Sittenfeld: ...in July. Should I pop in on Vinny?

UC Brian: Yeah, he'd love you.

Sittenfeld: Should I knock on his door really aggressively?

UC Brian: Who in the fuck is it? Well, no. He may come out and blast ya with his wife beater on and his hair all fucked up like Sipowicz.

Sittenfeld: Is he, w-, where, where does he live?

UC Brian: Uh, he's got a place on the water and a boat uh.

Sittenfeld: Does he live in a boat.

UC Brian: No.

UC Rob: He's got a big boat (UI).

Sittenfeld: (UI).

UC Rob: Yeah, yeah, he's got like a, shit, I don't know, how big's that boat?

Sittenfeld: You guys seen him since opening day?

UC Brian: Seventy maybe?

UC Rob: Seventy foot.

UC Brian: Seventy foot (UI).

Sittenfeld: Does he?

UC Rob: Yeah.

UC Brian: Uh, he'll be in Nashville actually, uh the 23<sup>rd</sup> and 24<sup>th</sup> of July out hanging with us.

Sittenfeld: Ha, how nice, awesome.

UC Brian: Yeah, yeah, just gonna chill out. Take him out.

Sittenfeld: You guys seen him since-

UC Brian: Yeah, I talk to him once a week probably.

Sittenfeld: Do you?

UC Brian: Yeah. Well I keep up... he, he's really driving this sports book, money side of it.

Sittenfeld: Oh, really?

UC Brian: He's funding, he's putting a lot of money into that side, so.

Sittenfeld: Interesting.

UC Brian: He's on my hard.

Sittenfeld: Right.

UC Brian: Like, 'are you fucking getting it done?'

Sittenfeld: Get it done.

UC Brian: And shit it done. Yes sir honey, getting it fucking done.

Sittenfeld: Where, how'd you guys first get to know him?

UC Brian: Man I've known, I've known him for...

Sittenfeld: Waxing people in the 80s?

UC Rob: Yeah, basic-

UC Brian: So he, he's from there, Jersey area, Atlantic City...

Sittenfeld: I think, I think Brian said to me when I met him at opening day that he was like he's made it very (UI) actually. Thank you. Uh he's made a very good pivot from you know...

UC Brian: Old school.

Sittenfeld: ...not so legal to ver-

UC Brian: Yeah, that's exactly what he did.

Sittenfeld: Respectful.

UC Brian: He ran books for...and not like one book, like he ran New Jersey.

Sittenfeld: Sure.

UC Brian: Right.

Sittenfeld: Right.

UC Brian: Um, but he did well and he's trying to get out of that to make so he doesn't look so...

Sittenfeld: Right.

UC Brian: ....Saprano-ish

Sittenfeld: Saprano looks good on him.

UC Brian: Yeah, he wears it well.

UC Rob: And he was so, I mean everything up there is union labor stuff and he, he did a lot of stuff with-

Sittenfeld: Oh, yeah, he was like a Teamsters or something.

UC Rob: Yeah, yeah, yeah, yeah, he had a lot-

UC Brian: Well he and Clark figured it out. Like literally three sentences, three sentences. Vinny said, 'I don't give fuck about the sports book, zero. I'm gonna get it on the liquor, cement, and the iron.' And, and literally Clark goes, 'never mind, totally understand, we'll make this work.' I don't care to make a nickel on the book.

Sittenfeld: Does he still keep up with the... his union buddies.

UC Brian: Oh yeah he does.

UC Rob: Yeah, but I mean he's...

UC Brian: He's smart enough and old enough-

UC Rob: ...distancing himself enough now that...

Sittenfeld: How, is he in his, is Vinny in his fifty's?

UC Brian: Probably fifty-two, fifty-three.

UC Rob: Yeah.

Sittenfeld: Fifty-two.

**[End Transcription at 1:08:42]**

**[Begin Transcription at 1:10:38]**

Sittenfeld: Anything else goin' on I can be helpful with right now or?

UC Rob: Nah we ju-, I just appreciate you...

Sittenfeld: Yeah no, I'll tell... it was...

UC Rob: ...keeping your, keeping keeping us up to date on what's goin' on...

Sittenfeld: Yeah yeah, of course...

UC Rob: ...I appreciate it man.

Sittenfeld: ...and I can um, on the City side and frankly on the Port side, I can give a nudge and just say, now that this partnership's in place, like, let's make haste on a development agreement.

UC Rob: Thanks.

Sittenfeld: Which by the way, is in the City's best interest too.

UC Rob: Yeah.

Sittenfeld: You guys are still closer to like, you know, clearing the fuck out of the building. Um, I don't know who's hangin' on there and, um...

UC Rob: Yeah, yeah, I don't either.

Sittenfeld: And then the Port thing was good to be able to wipe...

UC Rob: Yeah.

UC Brian: That's huge.

Sittenfeld: ...the slate clean of some of the tax stuff with the Goldschmidts...

UC Rob: Yeah, that was, that was great.

Sittenfeld: (UI) so, all right.

UC Rob: Congratulations, buddy.

**[End Transcription at 1:11:18]**

194B-CI-2109777

1D154



**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D154

File Number: 194B-CI-2109777  
Date: 09/24/2019  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

UC Brian  
UC Rob  
UC Vinny  
Alexander PG Sittenfeld  
Chris Dalton

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

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**[Begin transcription at 7:08 Session 2]**

UC Brian: Set everything down for me. Look at this guy.

Sittenfeld: Vinny.

UC Vinny: Smells like a bar in here.

Sittenfeld: You look like a million bucks man.

UC Vinny: How are you my friend?

Sittenfeld: Good. Good to see you again. This is my chief of staff Chris Dalton.

[Talking over each other]

Sittenfeld: Vinny like Oprah just one name that's all he needs.

UC Vinny: I couldn't get her out of my room.

UC Brian: You couldn't? Who's that?

UC Vinny: Get the fuck outta here. Get the fuck outta here.

Sittenfeld: Vinny, damn man you pr- you pretty up.

UC Rob: Whatcha need?

UC Brian: He does doesn't he?

Sittenfeld: I was like fuck yeah.

UC Rob: There's wine open, there's bourbon, beer in the fridge.

UC Vinny: Yeah let me (UI).

Sittenfeld: That's a different look than opening day.

UC Vinny: What's that?

UC Brian: A lot different look.

Sittenfeld: I'm like sell me something, I'll buy it.

UC Vinny: I got a hotel in Cincinnati. You want it?

UC Brian: And there's that.

UC Vinny: I'll sell it to you cheap.

Sittenfeld: Alright.

UC Vinny: How are you?

Sittenfeld: I'm good.



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**[End transcription at 7:54 Session 2]**

**[Begin transcription at 9:17 Session 2]**

Sittenfeld: Vinny we got to make sure the sports betting thing goes through and the Cincinnati operation happens.

UC Vinny: I can tell you I've been here...I spent a month here yesterday and I'm not impressed with these fucking people down here in Columbus.

Sittenfeld: Yeah.

UC Vinny: I got to be honest with you. They're not...

Sittenfeld: Which one? The lobbyist or the politicians or all the above.

UC Vinny: Well, I'm not gonna name them by profession or, or job, but I can tell you I don't have full confidence that they know what the fuck they're doing.

Sittenfeld: Right.

UC Vinny: To be honest with you.

Sittenfeld: Right.

UC Vinny: I had a conversation with some of them about, you know, limiting my competition up there and all that stuff. And I'm not brimming with confidence that they know what the fuck they're talking about...

Sittenfeld: Right.

UC Vinny: ...from here. I don't know, I'm not talking that they can do that from here.

**[End transcription at 10:07 Session 2]**

**[Begin transcription at 0:08 Session 3]**

UC Vinny: What's going on in Cincinnati right now? Is there a lot of shit going on?

Sittenfeld: Yeah always, but we're trying to get this deal done (UI) is relevant to your all's interest of a do a expansion of the convention center, you know, we're obviously, we're missing out on a piece of (UI) convention center business by not...both from a size standpoint and they get a new six to eight hundred room Hilton. Um, so we're seeing if we can, it's owned by a guy that is like a Warren, the Warren Buffet of Singapore. And he's just sat on it while it's deter – this is the Millennium. I mean total piece of shit, oh, awful so we're getting closer than we've ever been to a deal and...

UC Vinny: Six hundred room Hilton is not limiting competition.

Sittenfeld: Yeah, well...

UC Vinny: It depends on if they have, if they have the authority...

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UC Rob: If we're across the street and we got a sports book and they don't.

UC Vinny: I was just going to say...

Sittenfeld: Yeah, that would be, that would be...

UC Vinny: It depends on...

UC Brian: And that would be where we wouldn't need (UI).

Sittenfeld: You guys, you, you guys will be, this is so like in you know mom's gardening network needs to book eight hundred... You guys will have more than enough turn, yeah. Because how many keys were you talking for?

UC Brian: Hundred and sixty isn't it?

Sittenfeld: Yeah, I mean it's not even, it's not even a competition...

UC Vinny: Well like I was saying...

Sittenfeld: ...especially if you have the sports book.

UC Vinny: I think I was telling you two guys. It's, people don't mind paying for a premium.

Sittenfeld: Right.

UC Vinny: We are in the age now where money is a little bit less monitored when it comes to personal pleasures. We're kinda coming back around from the more frugal nature of, you know, enjoying yourself...

Sittenfeld: Right.

UC Vinny: ...to being a little bit more flippant. That's why you can get away with seventy-five dollar facials for twenty minutes and all these other things that people are going to pay for. A friend of mine put it the best way, and I think I told you this. You'd rather pay me \$600 a night to come to my hotel and lose a thousand dollars than sit on your couch and lose a hundred.

UC Brian: Yeah.

Sittenfeld: Yeah.

UC Vinny: You think?

Sittenfeld: Yeah. Because you can sit on your couch and lose a hundred bucks. You're gonna feel like shit.

Sittenfeld: Right.

UC Vinny: You come to one of my properties and you lose a thousand dollars and I fuck you five-ninety-nine a night for a room...

Sittenfeld: Right.

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UC Vinny: ...you're gonna get top shelf service, top shelf booze.

Sittenfeld: Yeah.

UC Vinny: You're gonna feel like a king.

Sittenfeld: Yeah.

UC Vinny: You're gonna leave there with empty pockets, but you're gonna feel good about yourself.

Sittenfeld: Right.

UC Vinny: And people want to feel good about themselves.

Sittenfeld: Yeah.

UC Vinny: People want to feel that they have something special, something that, it's ex- exclusivity that sells right now.

Sittenfeld: Yeah.

UC Vinny: Because it use to be the Motel 6's that sold and all the other shit, you know, forty-nine dollars how cheap can you go? I go forty-eight ninety-five, you know... Now it's how high can you go?

Sittenfeld: Yeah.

UC Vinny: Because if it's expensive it must be good.

Sittenfeld: Okay, especially if my and Rob's generation, not Brian's generation quite as much...but I do think that like paying for premium experiences. So it's like...

UC Rob: [Talking over each other] Nobody wants an Instagram photo in front of Motel 6. I want an Instagram [talking over each other] JW Marriot (UI)...

Sittenfeld: I feel like less like buying an Escalade, but more be like I will buy crazy tickets to this or a sweet trip or a yeah...

UC Vinny: Well that's like phones you know. I got a two thousand dollar phone. I got an S10 Plus(UI) fucking this and that. Now I got that...

Sittenfeld: Let me see what a two thousand dollar phone looks like.

UC Vinny: I don't have a phone on me. I don't need...I got people who have phones. They got that one...I know this broad back home she got the one that bends and it broke. The screen bends.

UC Brian: Yeah.

UC Vinny: Now they got a new one that just come out, the screen bends. And the first thing you open a box it says be careful this is gonna break.

UC Brian: Two grand?

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UC Vinny: Yeah.

UC Brian: Two grand to buy the phone.

Sittenfeld: Is it Apple?

UC Brian: No Samsung.

UC Vinny: No, it's a Samsung, right?

UC Brian: Oh, it's in the paper today?

UC Vinny: Oh was it?

UC Brian: (UI).

UC Vinny: It was in the paper?

Sittenfeld: So is it unbreakable?

UC Brian: No, it's in fact the other way around.

Sittenfeld: The most breakable.

UC Vinny: You know, it's a piece of shit.

UC Brian: They tell you, that's what (UI).

UC Vinny: It's a piece of shit.

UC Brian: It tells you when you open it, on the instructions don't touch the screen too hard, don't use your fingernail, don't use a pen, don't use a pencil, use your (UI). Then if you don't read that when you turn your phone on it tells you the same thing.

Sittenfeld: Uh.

UC Vinny: You can't even use your fingernail?

UC Brian: Hmm-mm.

UC Vinny: (UI). Because I called her and busted her balls on (UI). (UI). So are what are doing about that guy up there, what are we gonna do with that guy?

UC Rob: Well that's what we were just talking about before you came in, like...

Sittenfeld: I have an opinion. It sounds a little disloyal...

UC Vinny: Try me.

Sittenfeld: What, what, what year did you first get to know him? I might have known him the longest in the room.

UC Brian: Chin? Uh, well hell I knew him when I was in Columbus so that's been probably...ten years ago probably.

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Sittenfeld: Alright, let's say it's, let say we've known him about the same amount of time.

UC Brian: Okay.

Sittenfeld: I don't like the way this situation looks. That actually doesn't sound right. It looks like hell. I'm worried about how it's going to turn out.

UC Brian: Have you taken shit over it?

Sittenfeld: No.

UC Rob: L-like I, I told P-

Sittenfeld: No.

UC Rob: ...PG, I told Vinny...

Sittenfeld: I haven't.

UC Rob: ...from the get-go. Like you, you, kept me up then had our back like throughout this. I've felt like you've always been honest with me, and kinda kept, kinda kept me up to speed and and like hey like...

Sittenfeld: And I said this to Rob...

UC Rob: ...shot straight with me so.

Sittenfeld: ...I'm gonna continue to have, I mean, the irony is, even though Chin first introduced us, I've seen and talked to you guys so much more. I mean he's just been kinda, I mean it's always been a little bit all over the place. Then he had the kid and now there's been this. So um, another reason. I got your guy's back on this a hundred percent.

[Talking over each other]

Sittenfeld: I want, I bring what, I want you guys to go through with the deal. I think that the market if what Columbus needs to do will happen is really ripe and you all would do well. And everything that's happening (UI) again they called me on Friday with the convention center and a potential replacement for the Millennium. But I worry a little bit about the partnership.

UC Vinny: Well, he's not going to survive this right?

Sittenfeld: Well I mean there's obviously...

UC Brian: Let's just assume no.

Sittenfeld: ...surviving, there's surviving it legally, there's surviving it financially, and then there's surviving it, you know, like reputationally in the court of public opinion. He's, on a totally separate deal, before you got here I just told these guys. He's got an affordable housing deal with a buddy of mine named Dan Schimburg, who probably owns between Tallahassee and Cincinnati, a hundred million dollars. And you know like tens of thousands of units of property. And Dan was like, so they were in this deal together and

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Dan was like I would personally call councilmembers and be like do not give us for this deal while this is hovering. Because Dan was like I don't want you to fund this and then we see where things go and it goes in a bad direction. So, I mean, things are at least gonna turn out poorly on one of those planes. It could be all three.

**[End transcription at 6:50 Session 3]**

**[Begin transcription at 7:16 Session 3]**

UC Vinny: (UI). And forget me if I'm wrong, but the, he's only there to be in the front right?

UC Brian: Kinda.

UC Rob: That was ba- that was the plan.

UC Brian: That was the overall...

UC Vinny: So it's not...

UC Brian: ...walking into it with [talking over].

Sittenfeld: The irony of which is the mayor doesn't even like him.

UC Brian: At all.

Sittenfeld: Which is gonna, which we could, could get around, but...

UC Vinny: Sometimes when you start a project you make your best projection on what's gonna work. But then you have to adjust as you go further down the road. And clearly this is a fork in the road that we should take.

UC Brian: Correct.

Sittenfeld: You guys should take the project over.

UC Vinny: Well...

UC Brian: And that's what we discussed.

UC Vinny: And financially, I mean, it's not a lot right?

UC Brian: No.

UC Vinny: Because it's not really a true, it's not really truly wacked up the way it's supposed to be (UI) right?

UC Rob: His name are on the air rights that he bought out, but that part is very minimal compared to the big picture...

Sittenfeld: Right.

UC Rob: ...(IU). He's not gonna fight us on getting him out of this so.

Sittenfeld: Even if this most recently happened...

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UC Rob: ...He's gonna need the cash to cash out of that to keep him solely afloat anywhere so.

Sittenfeld: E-Even if you, even if this most recent thing hadn't happened you guys don't need him as the front man.

UC Brian: We...

UC Rob: But I mean we looked at it as an opportunity, I mean we thought, okay [talking over each other].

Sittenfeld: Oh no look, he's gonna be doing deals for fifty years yeah.

UC Rob: He's a ex-NFL player, turned developer, African-American...I mean, what city would not welcome him with open arms.

Sittenfeld: Excited about it.

UC Rob: So we were like hey this is a good, good put at the, let's build him up now...

UC Vinny: Basically we paid for the story.

UC Rob: Right.

UC Vinny: Basically what we bought is the story.

UC Rob: Yeah, yeah.

UC Vinny: The American dream.

UC Brian: All day long. (UI).

UC Vinny: And as soon as the American dream starts circling the drain, fucking flush it.

UC Brian: Right, correct.

UC Vinny: Right?

UC Brian: Well, just, just lift the little screen out so it flows faster.

UC Vinny: Did you, did you already, are you gonna have a problem just telling him or...

UC Rob: No.

UC Brian: No.

UC Rob: I mean, if, as long as, as long as you're comfortable and you say let's go and we're gonna stay in it...

UC Vinny: But even if you're gonna give him extra...

UC Brian: He has a hint...

UC Vinny: But even if you got to give him...

Sittenfeld: Does he?

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UC Vinny: ...take for instance he's got a number in his head. Fucking go a little higher.

UC Brian: I, he's, he's, yeah...

UC Vinny: Go a little more.

UC Brian: He's got an idea.

UC Vinny: We'll just go a little more.

Sittenfeld: But I actually don't, I don't think that's the, I don't think he's gonna...Brian and Rob are like let just, on this project, do a clean split here. He's, he's not in a position right now to like fight that. I think he'd be like I get it, yeah.

UC Vinny: You don't want to fuck the guy.

Sittenfeld: Yeah, no, I hear that.

UC Brian: Absolutely not.

UC Vinny: He's not a, he's not piece of shit.

Sittenfeld: And I do still think...

UC Brian: Correct.

Sittenfeld: ...enough...

UC Brian: Hey look, he got caught, right?

UC Vinny: He's not a piece of shit.

UC Brian: He got caught.

UC Vinny: What I'm saying is, you know, but for the grace of God, so-

UC Brian: He got caught.

UC Vinny: Yeah, just-

Sittenfeld: I think, enough, I also think enough space is deserved to see like, does this take another twist or another turn, just thinking every single thing, Chris I don't know, you may follow some of the media closer than I have, but like, it's not like, it's been like, well on the one hand then on the other hand. It's been all bad.

UC Vinny: How long does it take to mail a check? To make the call last week.

UC Brian: Yeah.

UC Vinny: Right. It's all we hear. I can't turn on the, I can't turn on the TV back there without hearing about...

Sittenfeld: You a 'Pat's guy?

UC Vinny: (UI).



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Sittenfeld: I know Providence doesn't have a team.

UC Vinny: I'm really a nothing guy.

Sittenfeld: Really?

UC Vinny: I'm really a nothing guy.

Sittenfeld: Are you a Teamster? Were you? Are you? Did you say that at opening day?

UC Vinny: I...are you my doctor?

Sittenfeld: Yeah, I am your doctor we...

**[End session 3]**

**[Begin session 4]**

UC Vinny: Teamster's insurance.

Sittenfeld: We, we have HIPAA, alright.

UC Vinny: Then I have Teamster's insurance. I have Delta Dental. I go once a year. I have Teamster's insurance put it that way. And that's why it's important that this works out up there because, you know, the hotel is the hotel. The rates you're gonna get from the hotel and all that stuff and the taxes it's gonna bring to the city is great and all that kinda stuff.

Sittenfeld: Sports betting is...

UC Vinny: Well it's, there's two pieces, there's three pieces there actually. You got your primary market which is the hotel, which is a gold mine. You got the primary market, secondary of that into there is the gambling, right. And that's where we go in two pieces, which is your machines...

Sittenfeld: Right.

UC Vinny: In Rhode Island we now have mobile betting. Where you can bet on your phone.

Sittenfeld: On th-, is that like on anything? What's the next play they're gonna run sort of thing?

UC Vinny: Anything. And so what you do is you go to the – there's two casinos in Rhode Island that are not Indian casinos. They're run by the lottery. You go to this one, only one of them has a sports book that's a hundred and thirty six keys (UI). You go there, you register in person. Once you register in person, your phone is now registered to that account and the location – you can only bet when your phone says you're in Rhode Island. If you drove into Connecticut...

Sittenfeld: It like geo-fences it?

UC Vinny: ...it's gonna transmit your, yeah, it's a virtual geo-fence or some shit and it tells you where they are and then it says oh, you're in Connecticut (UI) go back to Rhode Island. So you can do that in the casino or do that anywhere in the state. And the other hotel,

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you can bet in the hotel as, you know, machines and table games, but there is no actual sports book.

Sittenfeld: Right.

UC Vinny: But they have an area where you can go and sit with your phone and watch all of the games. They don't have the actual sports book...

Sittenfeld: Right.

UC Vinny: ...there.

Sittenfeld: And people are buying fifteen dollar cocktails, right?

UC Vinny: All day long. And the second best thing to that is the secondary market because that's why when you said am I a Teamster I didn't know how to answer you because...

Sittenfeld: I sort of remember you mentioning some- something.

UC Vinny: You have all of the trades. You have the fire suppression guys...

Sittenfeld: Right.

UC Vinny: ...you've got the HVAC guys, you've got the housekeepers' unions right...

Sittenfeld: Yeah.

UC Vinny: ...you've got the electricians, you've got, and then you have all the food delivery companies. You have all the liquor companies. You have all the cigarette companies. So that one spot is a gold mine...

Sittenfeld: Yeah.

UC Vinny: ...for everybody, there.

Sittenfeld: A lot of activity.

UC Vinny: Because of everything that it brings in, it's not just they're gonna pay for a room and pay the tax on their coke.

Sittenfeld: Right.

UC Vinny: Or they gonna pay the tax on their drink, or their tax on their dinner, or this or that. They are there betting and they are there supporting everybody else.

Sittenfeld: Yeah.

UC Vinny: Because you know, you get a hundred and thirty six room hotel – you've got how many fucking switch boxes just in one room.

Sittenfeld: Yeah.

UC Vinny: There is...

Sittenfeld: It would do well

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UC Vinny: ...you know, you folks tax candy bars. A kid goes and buys a Snicker bar you've gotta get a nickel...

Sittenfeld: Yeah.

UC Vinny: ...or seven cents, whatever it is. Do you know what the tax is on that fucking box that's behind that wall that goes into every room? And how many of those are in every room?

Sittenfeld: (UI).

UC Vinny: And that's just that. That's not the carpet. That's not the paint. That's not wallpaper. That's not the rugs.

Sittenfeld: Yeah.

UC Vinny: Forget about the cement. Forget about the, the, the studs and all that shit. Everybody better come in.

Sittenfeld: And here's the thing-

UC Vinny: Just the roofs. (UI) what the roofs cost...

Sittenfeld: Yeah.

UC Vinny: ...on this fucking building.

Sittenfeld: In Cincinnati, there isn't, the only hotel that really even has like a draw of it's own is the 21C. You have the Brown Forman family out of Louisville. I think this is the second 21C they did. You know like, museum...

UC Rob: Didn't they like sell out though?

Sittenfeld: Huh?

UC Rob: They sold out though.

Sittenfeld: Brown Forman family?

UC Rob: They did.

Sittenfeld: Are you sure?

UC Rob: I think they sold out.

Sittenfeld: You would no better than I would. Really? Um, who'd they sell to? One of the big ones?

UC Rob: I can't remember, but somebody I think (UI).

Sittenfeld: But really there's no, I'm just saying, you talk about a scale of a hundred and thirty six rooms a night. Cincinnati, I mean, it's not Mayberry. There is enough activity going through that people would want to be like oh I want to stay in the place that has the, you know, I'm gonna, I'm gonna come in for a meeting with Procter & Gamble and then I'm gonna go have a couple cocktails and place some crazy bets.

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UC Brian: Right.

UC Vinny: And you know what, what's, what's awesome is where Ohio is right now. Atlantic City, Vegas did, Reno did it. Atlantic City been doing it since the 50s. Atlantic City right now is a shit-hole.

Sittenfeld: Yeah.

UC Vinny: It's a shit-hole for a reason, because they didn't do it right.

Sittenfeld: Right.

UC Vinny: There's an old Italian proverb that says don't ever take with two hands because then you don't have one hand to defend yourself. (UI) don't be a pig take with one fucking hand.

Sittenfeld: Yup.

UC Vinny: And then every (UI) these idiots in Atlantic City took with both hands. You know, those are they guys from Philly that went in there and just started fucking making a mess of it (IA). And that's why you've got two streets in Atlantic City and it's a shit-hole.

Sittenfeld: Yeah.

UC Vinny: And it's all these big names hotels...the Trop, the Hilton, the Marriot, the Showboat, uh the Borgata (PH). You know, they tried doing the specialty, they tried going boutique-ish with the Borgata and then the Encore and all these other ones. Just because they didn't do it right. They didn't look at the mistakes that they made in these other places.

Sittenfeld: Yeah.

UC Vinny: So when we did it in Rhode Island, when I went from New Jersey to Rhode Island when they just started coming up with this stuff.

Sittenfeld: Were you in Jersey?

UC Vinny: Hmm-mm

Sittenfeld: Where in Jersey were you?

UC Vinny: Yeah, in Point Pleasant.

Sittenfeld: How long?

UC Vinny: Then in Lavallette in that area. I have a house there. I grew up in that area. I spent half my time between New York and New Jersey.

Sittenfeld: You grew up in Jersey?

UC Vinny: Mostly, mostly, yeah. And then, when I went to Rhode Island I was like alright. I go up there because they – Rhode Island, that use to be the main hotel was never a hotel, it was a horse track back in the day. And then they turned it into a greyhound track, and then they turned it back into a horse track and then they eventually turned it into a

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casino. And then when they started talking about getting sports betting, we tried convincing to put hotel.

Sittenfeld: Right.

UC Vinny: And they put a few Marriott's or Hiltons, whatever the fuck, around but they would never let us put a hotel on the property.

Sittenfeld: Right.

UC Vinny: And the uh Lottery made a big fucking deal about it.

Sittenfeld: When did, when did Rhode Island get sports betting?

UC Vinny: Last year.

Sittenfeld: (IA) last year.

UC Vinny: Hmm-mmm.

Sittenfeld: I didn't realize it was that recent.

UC Vinny: November I think. And...

Sittenfeld: Did Raimondo support it?

UC Vinny: Well, she supported the line item that she put in the budget and she supported the unions that supported her.

Sittenfeld: But publically said like I'm against this one?

UC Vinny: No. She never came out and said no. You know, the whole, it's the typical hand job.

Sittenfeld: Right.

UC Vinny: You know, this has gotta be right and then do it right, you know.

Sittenfeld: Yeah, yeah, yeah.

UC Vinny: Her, everything is moving forward. I don't know where the fuck she gets that from.

Sittenfeld: The state, the state treasurer have any involvement?

UC Brian: He's moving forward.

UC Vinny: Oh, uh...

Sittenfeld: Magaziner?

UC Vinny: Magaziner? I don't even know how to fuck spell his name. I don't know what kind of fucking name that is but...uh....yeah he did. There was still some hard feelings with some of the unions from when she was...

Sittenfeld: Treasurer.

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UC Vinny: ...the treasurer.

Sittenfeld: Right.

UC Vinny: Because she fucked over a lot of those union guys.

Sittenfeld: Oh really, interesting.

UC Vinny: By having to make everything right, all the pensions and everything.

Sittenfeld: Oh yeah, that's right.

UC Vinny: Some of these guys work their balls off...

Sittenfeld: Yeah, yeah, yeah, that's right.

UC Vinny (UI) and she cut their pensions by over forty percent.

Sittenfeld: Yeah that's kind of her big thing.

UC Vinny: Yeah.

Sittenfeld: Yeah.

UC Vinny: Yeah. And, uh, so the problem they having now is first, this, this is why, this is why I think Ohio is in a good spot. First Moralis (PH) says okay we're gonna take fifty-one percent. Next closest is like twelve or thirteen (UI).

Sittenfeld: That's crazy.

UC Vinny: Right. Fifty-one percent. So we're gonna take fifty-one percent.

Sittenfeld: It's a testament to what a cash cow it is, that private capital would still say yeah we're giving the majority of this right out of the gate, let's do it.

UC Brian: Yeah.

UC Vinny: Well, and, and, but see what people miss is...

Sittenfeld: Jesus, was it schools mostly or whole, whole range?

UC Vinny: What?

Sittenfeld: The fifty-one percent.

UC Vinny: The fifty-one percent?

Sittenfeld: Yeah.

UC Vinny: No, it goes to the state.

Sittenfeld: But, I mean, they must have promised...

UC Vinny: No, it's a line item.

Sittenfeld: ...schools, infrastructure or something...

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UC Vinny: No, that was just the lottery. The lottery is supposed to go to the schools.

Sittenfeld: It's just going to the general fund?

UC Vinny: Goes off to that.

Sittenfeld: Fuck.

UC Vinny: So, it's a line item. So what they did was they took the projected sports bets, they took fifty-one percent and put that in as a line item. So clearly it's someone who's never placed a bet. Because they didn't realize it's fifty-one percent of (UI).

Sittenfeld: Right.

UC Vinny: So they came in like the millions of dollars, and probably tens of millions of dollars. And then the first quarter they're like holy shit we made five hundred thousand. They're like no kidding. And then they had to make an adjustment from there on how much it was gonna be. Then what they didn't anticipate because they didn't keep their eye on the ball, Steve Wynn was in Massachusetts. And there was a fight between Revere, Somerville, and Colston. They wanted to put that casino up at the track and Revere and Somerville opened (UI) right over the bridge from Boston. So now there's a casino there.

Sittenfeld: Interesting.

UC Vinny: So now you have a casino in Plainville, Massachusetts that does not have sports betting on route nine (UI). You have the two Indian casinos – Foxwoods and Mohegan in Connecticut. Now Somerville just got one in Massachusetts. So what they didn't take into account was any walk away loss from people going elsewhere because they didn't keep their eye on the ball in Somerville.

Sittenfeld: Yeah.

UC Vinny: So now, Rhode Island is like what the fuck? So when they started seeing all that happening they let us break ground on the hotel. Because they realized they needed a reason for people to stay there.

Sittenfeld: Yeah.

UC Vinny: And get there. So now...

Sittenfeld: Where is, where is the project?

UC Vinny: What's that?

Sittenfeld: Where is the . . .

**[End session 4]**

**[Begin session 5]**

UC Vinny: That's in Lincoln.

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Sittenfeld: About how far along is it?

UC Vinny: It's done.

Sittenfeld: It's complete?

UC Vinny: It's opened.

Sittenfeld: When did it open?

UC Vinny: It's open. Last year. So that's a hundred and thirty six rooms. And Tiverton opened recently, which is on the other side of the state over there in Fall River. You know how Rhode, are you familiar with Rhode Island (UI).

Sittenfeld: I've gone to Westport, Massachusetts my whole life, right next to Little Compton so.

UC Vinny: Tiverton.

Sittenfeld: Yeah, I know Tiverton. I know Tiverton well. Fall River drive through there all the time.

UC Vinny: Yeah, so it's in Tiverton. So Lincoln's over here.

Sittenfeld: Yeah.

UC Vinny: Up by (UI).

Sittenfeld: Your hotel's in Tiverton.

UC Vinny: The casino, Twin Rivers Casino Hotel.

Sittenfeld: Yeah, yeah.

UC Vinny: And uh hotel in Tiverton, the casino (UI).

Sittenfeld: Right.

UC Vinny: So that's why Ohio's in a great spot now. Because you can look at this. And I keep telling everyone why are we re-inventing the wheel.

Sittenfeld: Right.

UC Vinny: Let's look at all other states that have been (UI).

Sittenfeld: Yeah.

UC Vinny: Let's look at what the fucking problems are, let's figure it out. Because once we get the go ahead on all the things we need to do, everything is in place.

Sittenfeld: Yeah.

UC Vinny: Everybody gets Delta Dental.

UC Brian: With a smile.



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Sittenfeld: The opportunity makes sense to me. Are there anything we can do relative to, you know, folks at the state house?

UC Vinny: Well...

UC Brian: State house probably not.

UC Vinny: Yeah. My, my main concern, my main concern is the way that I'm hearing these folks down here talk, first of all they talk fucked up. They talk like you. They...

UC Brian: Because you talk normal.

[Talking over each other]

UC Vinny: So they, they're talking about things like these fucking racinos and machines at Lottery outlets. They think it's a scratch ticket.

Sittenfeld: Right.

UC Vinny: Like it's Keno. They have no idea the burden that that's gonna be and the public outcry when nit-wit keeps going to the gas station losing his money every ten minutes because he's putting money on a horse, or he's putting money on a game. He's betting the first, first pass.

UC Brian: And he can't pay his rent.

UC Vinny: And he can't pay his rent.

Sittenfeld: Right.

UC Vinny: And now they're gonna be all pissed off that that's going like that.

Sittenfeld: And by the way, I'm not convinced the public at large wants that version of things anyway.

UC Vinny: No, of course not.

Sittenfeld: Right.

UC Vinny: And so what we learned in Rhode Island was it needs to be super controlled.

Sittenfeld: Right.

UC Vinny: And super concentrated to these one little places, two little places. I'm not sure that the mobile gaming's gonna even stick around.

UC Brian: I think the wire acts gonna take care of that.

UC Vinny: I think the wire act, as well as the general public. It's gonna be too easy now. It's gonna be like having it on every street corner.

Sittenfeld: Yeah.

UC Vinny: It's gonna be like having it on every street corner and I think what's gonna happen-

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UC Rob: You go to a bar to take a bet, your wife is not watching you sit there on your phone on your couch making bets every...and she's watching it come out of your debit account.

UC Vinny: And it's not real money.

UC Rob: Right.

UC Vinny: Because nothing is going into the cage.

Sittenfeld: Yeah, yeah.

UC Vinny: You're not passing nothing to the, through the cage.

UC Brian: Yup.

UC Vinny: And it's like alright, it's like doing that uh, I knew a guy...

Sittenfeld: And people get themselves into trouble real quick.

UC Vinny: ...What's that, what's that thing - Deal Dash. Deal Dash. You know that Deal Dash thing? You get a computer for like twenty-five cents or something. It's sixty cents to bid on 'em and you need two thousand bids and all that other bullshit. It's not real money so people lose, people lose track. People lose track and it's not real. So I'm not convinced. So that's why I would prefer in Cincinnati to have controlled environment...

Sittenfeld: Yeah.

UC Vinny: ...be licensed the, the facility...

Sittenfeld: By the way I think the city can probably come up with some way within in the city limits of doing our own licensing.

Dalton: I'm sure it would be (IA).

UC Brian: See and that's where I think we get out from the state side of it and focus on the (UI).

Sittenfeld: Well it could be on top of, like we can't do less than the state, but we can do more than the state. Because these guys actually want a controlled environment. And by the way, most of my constituents don't want this shit on every corner. Like people like the idea of gambling in a discrete designated controlled classy environment.

UC Vinny: Right.

Sittenfeld: You know. They want, they want a picture like James Bond or whatever.

UC Vinny: They're polishing it up.

Sittenfeld: I actually think we maybe could regulate on top of-

Dalton: I mean, I don't think city currently regulates on top of the casino. I mean I am sure that there, I mean, but everything's-

Sittenfeld: Yeah, but honestly, no one's proposed anything like these guys are before.

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UC Vinny: Well and you can polish it up. See it's all about polishing it up. What are your ideas for the city's, what are you thinking for the way the city can do that?

UC Rob: Do you want a Coke or something? Do you want to walk over here? The lounge is right here.

Dalton: Sure.

Sittenfeld: I think there are, I would need to think through what the mechanisms are, but I mean there are different like...we can, we can control things in ways that seem totally unrelated. So like you can use the zoning code you know and be like something, you know, we will only let this activity occur in places zoned for x, y, you know I'm just, I'm, I'm confident there's some...

UC Vinny: Okay.

Sittenfeld: ...tool that if really need be within city limits could create a controlled environment. And actually, I mean, in terms of a win-win, both what's good for you guys but also would probably make a lot of other people happy too so they don't feel like this is going to run rampant.

UC Vinny: Right, right.

Sittenfeld: I think it would be good politics and good policy. I don't know, if you want me to start looking about...

UC Vinny: This is what I would like you to do. This is what I would like you to do.

UC Brian: We can, can we speak candidly in front of him?

Sittenfeld: Oh yeah. I literally...Chris, Chris started working for me when he was seventeen years old, reason-

UC Vinny: This is what I would like to do.

UC Brian: Go ahead I just wanted to make sure before that happens.

UC Vinny: I don't mind what it costs.

Sittenfeld: Right.

UC Vinny: So today, you hear me...

Sittenfeld: Right.

UC Vinny: ...we're gonna take care of you, not a problem. And then keep these guys in the loop.

Sittenfeld: Yeah.

UC Brian: I gotta pee.

UC Vinny: You guys gotta go to a dinner right?

Sittenfeld: Yeah, we do.

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UC Vinny: And then, we're gonna talk while I'm here in person about how to tactfully take care of that guy.

Sittenfeld: I just want you to know, and Brian can you hear me?

UC Brian: What?

UC Rob: He's peeing.

Sittenfeld: I just don't want you to think I'm putting my thumb on the scales against Chinedum. I'm trying to give you my most honest advice...

UC Rob: No...

Sittenfeld: Like whatever you guys do, the right thing to do, I'm just, I'm on the ground. I have personal relation...I wouldn't know you guys if it weren't for Chinedum.

UC Rob: Right.

Sittenfeld: I mean, but, I don't like the situation...

UC Vinny: Right.

Sittenfeld: ...and you know.

UC Vinny: Well that-

Sittenfeld: I'd feel probably worse if I hadn't, if I just like been like it's easier to keep my mouth shut about it.

UC Rob: Well the, the biggest thing for me is I'm gonna give the, I, I don't, what she's claiming and what may, like did something happen? My guess would be probably.

Sittenfeld: Right.

UC Rob: Did (UI) what she's saying it is? Knowing him I would assume not and I would hope not.

Sittenfeld: Right, right.

UC Rob: The problem I think is the 435 Elm deal's gonna happen before that's ever resolved.

Sittenfeld: Probably right.

UC Rob: So it's like, how could, I couldn't ask you to support us getting it with him as the face of it with that looming.

Sittenfeld: Not even...look I'm, Vinny I'm pretty good at counting and corralling votes at city hall. I couldn't even sit here and promise you...

UC Rob: Right, yeah.

Sittenfeld: ...I usually say you want me to come up with five votes, I can get five votes. Not a big deal. But that layered on there, I couldn't actually promise that.

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UC Vinny: And, and on, and then on, that's the political side of it and your influence on the vote. There's the other side of it where I think we have an honest relationship where if you sat here and told me hey it's not a problem don't worry about it. Judge Judy says don't piss on my leg and tell me it's raining.

Sittenfeld: Right, right.

UC Vinny: You know what I'm saying? So...

Sittenfeld: Brian, that's when, I just want you to know especially like I do care about Chin and I want him to come through this okay, but...

UC Brian: I know you do.

Sittenfeld: ...if I was being anything less than honest with you guys.

UC Brian: Listen, that's part, that not in question.

UC Vinny: We'd would know, we would know that you're full of shit and because it's out there. So we would know you're full of shit. And second thing is, you heard me say it. Don't fuck the guy. He's not a piece of shit.

Sittenfeld: Yeah, I think it's...

UC Vinny: Don't fuck the guy. You don't kick a guy when he's down.

Sittenfeld: The second part of what we can do...

UC Vinny: But, but he's gotta get out of the way.

Sittenfeld: Yeah, is we can start thinking about, um, obviously this will come from me is, is there a city only mechanism for a controlled environment? And again, I'm not, I think, I think there could, like I don't know if you were, I think you were getting a Coke, it could be something that seems just completely unrelated like from an industry stand point. But actually still, it's been amazing the last eight years to come up with ways in which city hall can control something that you would think what even is there angle in this shit.

UC Rob: Right.

Sittenfeld: But it's like there's always, you know it's like, I mean, being hon – having control over the regulation of real estate always gets you. So if you say, you know, like sometimes the state house will do stuff where they can't say we just want to do this for Hamilton County where Cincinnati is, but they'll say we're gonna pass a law that impact counties with a population between eight hundred and ninety thousand and nine hundred and ten thous...well who the fuck do you think. It's like there're are ways like that, that I think, I think there could be a solution.

UC Vinny: It's funny – windshield wipers...you ready?

UC Brian: I am, on baited breath.

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UC Vinny: Windshield wipers. There's a city in New Jersey that was doing a bid for dump trucks. My buddy owned the Mack dealership. The bid was the windshield wipers gotta come from top down, not the bottom up.

UC Brian: Really?

UC Vinny: The oil changes had to be within ten point seven point two five miles of the city garage. The fuel tank had to have a cut out for the step.

UC Rob: And there was only one person?

UC Vinny: It's Mack trucks.

Sittenfeld: Legal, but specific.

UC Vinny: So International, Freight Line, Ford, everybody come in with all these great bids. I'm sorry.

Sittenfeld: Doesn't meet the criteria.

UC Brian: No words were spoken.

UC Vinny: Hey, what part of this did you fuckin' miss?

Sittenfeld: What's your guys...

**[End session 5]**

**[Begin session 6]**

Sittenfeld: ...we got to get over to this dinner. What's, what's your time, what's the next thing that's gonna happen? What's the time table.

UC Vinny: We're gonna, we're gonna take care of what...

UC Brian: Yeah.

UC Rob: Yup.

UC Vinny: ...what's wrong up there.

UC Rob: Yup.

UC Vinny: We're gonna take care of what's wrong up there. And I think, what I've asked them to do is give me an assessment of where that stands right now. Because obviously once he goes there's gonna be some re-revving of where we're gonna have to be with that. And that's gonna cost a few extra bucks.

UC Rob: Yeah, it's gonna make me be spending more time up there for sure.

UC Vinny: Right exactly. So...

Sittenfeld: If you want a, if you want me to introduce you to possible on the ground people let me know.

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UC Rob: Okay. Yeah, we, well a new strategic partner...

Sittenfeld: Although again I'm also like Chinedum brought a lot of things, you know, black former pro-athlete, likeable personality, all that stuff. But in terms of like operations...

UC Rob: Sure.

Sittenfeld: ...like just like op, and, and some capital and the air rights. But like day to day operations wasn't necessarily his thing either.

UC Rob: Sure.

UC Vinny: He's easily distracted by a squirrel running by with a nut.

Sittenfeld: Yeah, look Chinedum likes...

UC Rob: Usually smoking hot blond squirrels.

UC Vinny: That's what I'm saying. I was trying to be, I was trying to be a little more polite.

Sittenfeld: You know the tell for this whole situation is that opening day thing, I pop back in at like eight o'clock.

UC Brian: Yeah.

Sittenfeld: You know, God bless the guy, but like he just had a fucking kid. He rolled in like sweaty as fuck with like, I mean they weren't under eighteen, but like five...I was like where did you even find, I mean there's like, this is good for the atmospherics, but like you should be home with your son. What are you even...yeah.

UC Vinny: He's not (UI) necessarily...

Sittenfeld: Don't get me wrong, good for the party, not good for Chinedum.

UC Brian: Correct.

UC Vinny: Not necessarily a good family man.

Sittenfeld: Who knows.

UC Vinny: So, um we'll take care of him gently. We'll take care of him gently and we'll just make sure that he's...because I don't want to kick him when he's down. You know what I'm saying. Don't, we don't want to fuck with the guy.

Sittenfeld: Right.

[UC Rob places two checks on table in front of UC Vinny]

UC Vinny: So if you do, if you do provide, some leads for us on guys on the ground. We'll just do it in a way that's not going to offend his...

Sittenfeld: I'm gonna, you want me to make a couple suggestions? I'll run them by you, before I say do you want to meet this person. But if you think, I mean look I realize Rob you're all over the country in Hawaii and shit. If you, if you could use a little extra on the ground...

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UC Rob: Sure, absolutely.

Sittenfeld: I mean I think there are people who could frankly be more like (UI). They may or may not be black, but they'll be effective.

UC Rob: Yeah.

UC Vinny: Well I don't think that's important now.

UC Rob: Right.

UC Vinny: At the, at this stage of the project, I don't think that's as important as it was at the beginning.

UC Brian: It's not.

UC Vinny: I think at the beginning, it, it was nice, but I don't think it's as important.

Sittenfeld: Right, right.

UC Vinny: Because, you know it's more important to tactfully take care of...

UC Brian: Well and quite frankly now that this is going to happen potentially it might open roads that were formerly blocked.

UC Vinny: Correct.

Sittenfeld: Yeah, yeah. I mean, I was, I would have told you if I was every worried about that. I mean Chin and the mayor's bad relationship – that was never gonna, I mean I think the mayor might have tried to fuck with things a little bit here and there. But that was never, but I agree with you, I mean it's...

UC Rob: Yeah, yeah.

Sittenfeld: Yeah, yeah, yeah, okay. I'll, I'll, I'll loop back with you guys. Good to see you my friend.

UC Vinny: Alright, yeah, hold on a second. [UC Vinny collects two checks from table] We're gonna to a, come over here. [UC Vinny and Sittenfeld walk to corner of hotel room]

UC Brian: Come over here.

UC Vinny: Going to a, this, this is uh...these are two of four. [UC Vinny shows Sittenfeld two checks] The other two are coming.

Sittenfeld: I'm very appreciative.

UC Vinny: So uh, he's gonna have the two.

Sittenfeld: That means a lot.

UC Vinny: (UI) the LLC things a problem?

Sittenfeld: Well, so interestingly the LLC thing, the, you can no longer give directly to the campaign. That's why we started this PAC. You can give to the PAC through the, yeah.



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UC Vinny: Well, from what, see I expected he was gonna have four here today.

Sittenfeld: You guys have been very supportive and I'm very appreciative.

UC Rob: I just didn't have the other two LLCs checks so.

UC Vinny: No, but what I'm saying is, what I'm saying is the LLCs gotta be right.

UC Rob: Yup.

UC Vinny: Am I right or wrong?

UC Rob: Yeah, you're right.

UC Vinny: I'm right?

UC Rob: Yeah.

UC Vinny: Alright.

Sittenfeld: I appreciate it.

UC Vinny: The other two will be coming. [UC Vinny hands Sittenfeld two checks] The other two are coming right?

UC Rob: Yeah.

UC Vinny: Call him and tell him when.

UC Rob: Okay. I gotcha.

UC Vinny: In fact at the same time if you could have those other prospective ...

Sittenfeld: Have some suggestions?

UC Vinny: Exactly.

Sittenfeld: I already got some guys in mind.

UC Vinny: Exactly.

Sittenfeld: Which, do you know when you're next going to be in Cincinnati?

UC Rob: No, but I'll text you. We'll, we'll coordinate so.

Sittenfeld: What I would like to do is send you there background of other projects they've been involved in and then if you think I'm interested, then meet with them in person.

UC Rob: Only thing I would ask is don't, obviously because we got to deal with Chin first. So yeah.

Sittenfeld: I'm not going to say, well I'm not gonna...

UC Rob: Don't tell them like tell them to be expecting a call yet until...

Sittenfeld: I'm not going to do anything until you say...

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UC Rob: Cool.

Sittenfeld: ...let's, yeah, yeah.

UC Vinny: You know one of the things that I, one of the things that I think would work. That I think would be important from the city level that you might want to consider. Obviously, it's, your, your call. Is, is a high bond. And that will keep out the mom and pop gas stations.

Sittenfeld: Right.

UC Vinny: Let's take for instance the city were to require a ten million dollar bond...

Sittenfeld: Yeah.

UC Vinny: ...per facility that was going to offer such an activity.

Sittenfeld: Right. That's the kind of thing, again, like you know, my mind goes to zoning, bonding other spec, I'm confident there is...

UC Vinny: Because I've seen that work before.

Sittenfeld: Right.

UC Vinny: Because you know Joey bag of doughnuts can't come up with the fuzzels.

Sittenfeld: Do you know Joey?

UC Vinny: See he can't come up with the fuzzels for a ten million dollar bond, right?

Sittenfeld: Lobsta

UC Vinny: Exactly. So things like zoning, and bonding and things like that. If the city could make that happen...

Sittenfeld: The great part of it though is honestly the public wants that too, because they don't want Joey Gas Station fucking running a bunch of, right.

UC Vinny: That's what I'm saying.

Sittenfeld: Right.

UC Vinny: That's what I'm saying. So that's kind of where my mind is going, just so you know where I'm thinking...

Sittenfeld: Yeah.

UC Vinny: ...is don't worry about what it costs.

Sittenfeld: Right.

UC Vinny: It doesn't have to be things that don't cost money.

Sittenfeld: Right.

UC Vinny: Doesn't have to be things like zoning that don't cost me money. (UI).

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Sittenfeld: The other good news for you guys is I'm like say, I mean, you know, bunch of like black pastors in Cincinnati think they're now like marijuana entrepreneurs. This is, I feel like there is a barrier to entry for this. Especially for what you guys are trying to do.

UC Vinny: And I think it should be financial.

Sittenfeld: Right.

UC Vinny: I think it should be very high financially. I think it should cost a lot of money to get into this so that you keep people out of it, keep it controlled, you limit access, you limit competition...

Sittenfeld: And there's a good public argument for all of that.

UC Vinny Exactly, exactly. And then everybody eats.

Sittenfeld: Okay.

UC Vinny: And everybody gets dental care.

Sittenfeld: Yup.

**[End 6:34]**

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**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236

Transcript 1D158

File Number: 194B-CI-2109777  
Date: 10/29/2019  
Time Recording Starts:  
Time Recording Ends:  
Session:  
Agent: SA Nathan C. Holbrook

**Participants:**

UC Brian  
UC Rob  
Alexander PG Sittenfeld

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

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**[Begin Transcript 1D158-1 at 08:12]**

UC Rob: So Colorado is in the process of passing their hospitality legislation...

Sittenfeld: You didn't have to shower for me.

UC Brian: I did brother. How are you man?

Sittenfeld: (UI)

UC Brian: How are you doin'?

Sittenfeld: (UI) How, how are you doing (UI)?

[Laughter]

UC Brian: I was wondering like shit really someone's gonna say (UI)

Sittenfeld: (UI) How you, how you been (UI)

UC Brian: I've been good, yeah.

Sittenfeld: Honestly, honest to God, I wouldn't have even noticed that.

UC Brian: Oh Rob (UI)

Sittenfeld: Rob (UI) said to be a dick on the way up.

UC Brian: Yeah thanks, I appreciate it.

[Laughter]

UC Brian: Good lookin' out. It's why he's such a good fuckin' friend of mine. Real good.

UC Rob: Friends like that.

UC Brian: I was just makin' something. What do you want?

Sittenfeld: Um...

UC Brian: Anything? Or beer?

Sittenfeld: What do you, what do you, what's that?

UC Rob: Uh it's basically like ginger beer with a shot of bourbon in it, so it's like a bourbon mule.

Sittenfeld: That's perfect. That's that's perfect. Bourbon mule?

UC Rob: Mm-hmm.

Sittenfeld: Perfect.

UC Rob: Uh, so yeah, so we're talking uh a lot about. We're talkin' about going to Budapest.

Sittenfeld: Where was it, was Omar here for Opening Day? I kinda think he wasn't?

UC Rob: Was he not?

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UC Brian: No.

UC Rob: He wasn't?

Sittenfeld: I thought, I thought so.

UC Rob: Um...

Sittenfeld: Thought that he wasn't.

UC Rob: ...but uh, so Colorado is in the...

UC Brian: Just one right?

UC Rob: ...process

UC Brian: Just one?

Sittenfeld: One's good...

UC Rob: Yeah.

Sittenfeld: ...one's good for me.

UC Rob: Yeah one's plenty for a smaller cup. Um, they're Colorado's in process of passing their hosp- I got you right there, hospitality law. So it'll be the first place in the country where you can have adult entertainment at the same place as a dispensary.

**[End Transcript Session 1 9:33]**

**[Begin Transcript Session 1 36:53]**

UC Brian: Exactly.

Sittenfeld: Who you, you uh, you cheering for the Nats?

UC Brian: So I'm cheering for game seven.

Sittenfeld: Fair enough. Yeah good baseball.

UC Brian: Yeah, I'm cheering for game seven. I'd love to see the Nats pull it out.

Sittenfeld: It'd be, yeah, it'd be a good story.

UC Brian: Good story.

Sittenfeld: I mean, how they started the year and whatnot.

UC Brian: Yeah, exactly.

UC Rob: Oh I need to give you those checks. Vinny will fucking run over me with a car if I don't.

Sittenfeld: And Vinny literally would probably run over you with a car right?

UC Rob: Well actually he wouldn't but he'd have someone do it.

UC Brian: No, he, he'd have somebody.

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[Laughing]

Sittenfeld: Thank you guys.

UC Rob: I'll send you the names. I forgot to ask him which LLC...

Sittenfeld: Yeah.

UC Rob: ...he wanted them under and I'll, I'll figure it out. I don't know even where they...

Sittenfeld: Where do you guys find these LLCs? Do I not want to know?

UC Brian: Yeah, you probably don't.

Sittenfeld: As long as it's like...

UC Brian: Yeah, it'll pass, it'll pass the muster test.

UC Rob: Yeah.

Sittenfeld: As long as it passes muster and like a person with a name...

UC Rob: Yeah.

Sittenfeld: ...my political enemies, like that's pretty cute guys, but like, they like poke around this shit.

UC Rob: Oh, I'm sure.

Sittenfeld: Right.

UC Rob: Um...

UC Brian: Who are your political enemies right now?

Sittenfeld: Right now, it's pretty calm.

UC Brian: Is it Smitherman? Is he still doing any fishing around?

Sittenfeld: No.

UC Brian: Has he bowed out?

Sittenfeld: No, well maybe actually.

UC Brian: Okay.

Sittenfeld: People actually think he's going to. Didn't do any fund raising last time. It's kinda...

UC Brian: Oh really?

Sittenfeld: ...so, but he's the guy I want to run against.

UC Brian: Sure you do.

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Sittenfeld: Just because of the demographics of the city, um, so, yeah just as long as like, you know...

UC Rob: Yeah, and we, and we talked to Vinny today and he, he told us he had talked to you and you know. I think, and Brian's still working like, we're still hoping that we can change enough of the state legislation that...

Sittenfeld: Well so...

UC Rob: ...zoning becomes the key piece.

Sittenfeld: So wait. The two, I was just going to talk, we're gonna talk about this tonight. Do you want to go so we can catch the...

UC Brian: No, no go ahead.

Sittenfeld: ...Um, uh, the two tools for, going back to what we talked about in Columbus – zoning, land use...

UC Rob: Sure.

Sittenfeld: ...right? So like if we don't want it, if we want it to go in a particular place and we don't want it to go in another place, um, we can regulate that. And that's like where cities have their real power...

UC Rob: Yeah yeah.

Sittenfeld: ...in a lot of ways, the regulation of real estate. And the other is obviously the licensing. Um, as a comparison for the marijuana stuff that's happening here, the states that were going to centralize the licensing for dispensaries, but cities home rule...

UC Rob: You zone that, yeah.

Sittenfeld: ...all the zoning. The way the stuffs written right now, and honestly I haven't followed this stuff as closely. But I can put you guys in touch, I mean, I think you guys are closer to like trying to shape it.

UC Rob: Yup.

UC Brian: Yeah.

Sittenfeld: If you want me to get more involved in that I can. I hadn't totally realized, a pretty good friend of mine named Brigid Kelly, on the House side with Greenspan... Is that his last name?

UC Brian: Mm-hmm, mm-hmm.

Sittenfeld: Um, they're the two co-sponsors.

UC Brian: That's right.

Sittenfeld: Obviously, Green- I mean, Brigid's the Democrat so a little bit less juice. Even though Householder got in there with...



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UC Brian: Right.

Sittenfeld: ...needing Democratic support. Their version in the House, right now, has both...

UC Brian: Yes.

Sittenfeld: ...stripped out. Which obviously is not preferable from a stand point of us being able to regulate it. The one thing that Vinny immediately had this idea and it's a good one. And I said I'd help. Is if it's casinos, racinos, vet, and fraternal halls...

UC Brian: Mm-hmm.

Sittenfeld: Get a good partnership with like...

UC Rob: Yup, yeah we talked about that.

Sittenfeld: ...I mean, as, and, and by the way if there's a technicality like, be like, what do you mean this isn't a fucking uh fraternal hall?

UC Brian: Yeah.

Sittenfeld: Like it it is, you know so... I can, when you guys tell me the time is right, can, what I think it'd be better get you a couple options who you...

UC Rob: Yeah.

Sittenfeld: ...It's one, if that, and by the way, both for like for you guys, but also for uh like city having control, like it should be up to us a little bit if stuffs gonna be popping up all over the place...

UC Brian: Mm-hmm.

Sittenfeld: ...or if we can regulate where that's gonna go at, at some measure. But worst case scenario if the Kelly-Greenspan thing ends up getting, what's getting implemented. If you guys fairly early on find someone who one just from a personal level you're comfortable with. And two, they're like look you're gonna get a little something by, but like don't try and take us to the cleaners on this...

UC Rob: Right.

UC Brian: Yeah.

Sittenfeld: ...Like be glad you're getting anything.

UC Rob: Yeah.

Sittenfeld: And then I feel like from there it's like your guys' product and location will be superior, so as long as it meets the...

UC Brian: We gotta get the location first. I mean that's, gonna be the (UI).

UC Rob: Well, yeah I mean, that's the, that's the, yeah that's the first step of any of this is making sure that...

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Sittenfeld: Yeah, the, the, the, the deal...

UC Rob: ...435 goes through.

Sittenfeld: ...of course, of course...

UC Rob: Yeah.

Sittenfeld: ...but if you all are like, I mean, honestly after you all, do it, some people will probably be like, oh that, I mean when you... What you potentially do. So the fraternal local is sixty, Lodge 69. And I think they're for like the entire area down here, if you gotta deal with them, because after people see you guys do this, some other enterprising business people are going to be like that's a fucking good idea, like, like...

UC Rob: Yeah sure.

UC Brian: Oh yeah.

Sittenfeld: Why don't we, I mean they might try and do it with some like VFW hall. But I don't even know, yeah, so anyway. I think that's actually a pretty good solution.

UC Rob: Yeah, yeah.

UC Brian: Mm-hmm

Sittenfeld: Once, if you meet the technical spirit of the law and uh, and uh, you know, the product is like it's a...

UC Rob: Yeah.

Sittenfeld: ...classy awesome spot...

UC Rob: Right.

Sittenfeld: ...in uh...

**[End Session 1]**

**[Begin Session 2]**

Sittenfeld: ...right next to the convention center, basement of a boutique hotel. People will want to go there anyway.

UC Brian: Mm-hmm

UC Rob: Yeah. Well, I think that, you know...

Sittenfeld: I think that would...

UC Rob: ...we were talking about this today with Vinny like, I mean, obviously, step one is getting Chin...

Sittenfeld: Of course.

UC Rob: ...through well with, with 435 happening.

Sittenfeld: Of course.

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UC Rob: And then two, you know, Brian is pretty comfortable in that legislation may change, I think some of that is a negotiating point right now as far as like them holding both of them, we're hoping one of those two...

Sittenfeld: They should give us one of them back.

UC Rob: ...Right.

Sittenfeld: And if they do...

UC Rob: And that puts you back in the game of having options so.

Sittenfeld: ...A hundred... Oh, if we have a, I mean, they're not gonna let go, I'd be shocked if they let go of the licensing.

UC Rob: Right.

UC Brian: The House side is for us, it's the Senate side that's fucking us. Because the House side...

Sittenfeld: Who are the, who's, who's, who's shepherding the bill in the House, I mean on the Senate?

UC Brian: It's been uh Greenspan, uh I, I don't know. That's a good question.

Sittenfeld: Uh, I can look at it....

UC Brian: Yeah, I, I, I...

Sittenfeld: ...I just haven't been that...

UC Brian: ...the, the House side is vets, fraternal, all that.

Sittenfeld: Yeah, yeah, yeah.

UC Brian: It's the Senate that's like nah casinos, racinos are going to hold it. So...

Sittenfeld: So honestly...

UC Brian: ...they've delayed voting on it and that's, that's the problem we're in delayed. That's gonna be, it's gonna be a minute.

Sittenfeld: I bet you the fraternal and vets get through because...there, the play there is actually like they want to be able to say hey there is something in this for rural communities too.

UC Brian: Right.

Sittenfeld: So if you can have them in those locations yeah.

UC Brian: I don't know, right now the Senate's, I don't know. We'll see. I hope but gotta get through the Senate.

Sittenfeld: Right. But I do think that's actually a pretty good solution. I mean, I don't know, if...

UC Rob: Yeah, if we have to go that route but (UI).

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Sittenfeld: ...I know it's not the first choice...

UC Rob: Yeah, yeah, yeah.

Sittenfeld: ...but I actually bet you can get a pretty good arrangement.

UC Rob: As long as you do it first, before they realize what they...

Sittenfeld: Oh fuck yeah.

UC Rob: ...you know, because as soon as the first, the rest of them realize oh shit like...

Sittenfeld: I can do this.

UC Rob: ...what we're holding is...

Sittenfeld: ... No that's why, yeah, ex- yeah. I mean honestly it's a very smart solution to, if the city is stripped of our ability to regulate one of those two things.

UC Brian: Mm-hmm.

Sittenfeld: Um, it would be a very smart solution. They're not gonna let go of the licensing piece which...

UC Rob: Sure, yeah, I wouldn't expect them to.

Sittenfeld: ...from your all's standpoint that would be the ideal...

UC Brian: For sure.

Sittenfeld: ...For us of, you know, like rule out people that can't bring whatever level of financing...

UC Rob: Mm-hmm.

Sittenfeld: ...whatever, to a...

UC Brian: Yeah.

Sittenfeld: ...to a deal, but um, yeah, they, they like to keep the power for themselves so.

UC Brian: Yeah, for sure.

UC Rob: Yeah. Do you want to go?

UC Brian: Let's do it. I'm hungry.

Sittenfeld: So, so besides not asking like real people, real LLCs [laughing].

UC Rob: Yes.

Sittenfeld: All right.

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1D158

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**[End Transcript 1D158-2 at 2:20]**

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Session 39546

**UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION**

2012 Ronald Reagan Drive  
Cincinnati, Ohio 45236  
Session 39546



File Number: 194B-CI-2109777  
Date: 11/15/2019  
Time Recording Starts:  
Time Recording Ends:  
Session: 39546  
Agent: SA Nathan C. Holbrook

**Participants:**

Alexander PG Sittenfeld  
UC Vinny

**Abbreviations:**

Unintelligible	UI
Inaudible	IA
Phonetic	PH

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Sittenfeld: Hey Vinny.

UC Vinny: Hey PG, how you doing buddy?

Sittenfeld: I'm doing well, forgive me for only having a minute here. I'm actually just uh, my father-in-law is in town so we're all about to go into an early dinner with our son.

UC Vinny: Oh my god, no problem at all. You want me to call you tomorrow, I'll call you tomorrow.

Sittenfeld: Yes, if tomorrow work, well mostly just wanted, no, no rush or anything but I know you're in New York from time to time and just in the event that you we're gonna be there, what I'm going to be there in early December would love to take you out for a meal or a drink or see if you're around and no sweat if not.

UC Vinny: What'd you say, the 4<sup>th</sup>?

Sittenfeld: Yeah, well, I could, if, if your schedule accommodated I could change my flight and get in time for dinner on the 4<sup>th</sup>. Um and then I'm around dur- on the day on the 5<sup>th</sup>. But honestly I don't want you to mess up your own schedule (UI) Providence.

UC Vinny: Oh you're not, yeah you're not messing me up at all because I, I keep...

Sittenfeld: But I know you're there, you're there like once or twice a month anyway right?

UC Vinny: Well I got a friend of mine down there that I go see.

Sittenfeld: Right.

UC Vinny: And uh and that's probably around the time that I can go down there and see her so. It all works out. I'm in uh, I'm in Virginia right now on my yacht so...

Sittenfeld: Oh nice, fantastic...

UC Vinny: ...we're moving it, we're bringing it down...

Sittenfeld: ...I wanna, I wanna, I wanna be, I wanna, I wanna be you when I grow up.

UC Vinny: You want to be old and fat and bald?

Sittenfeld: No, I want to be, I want to be a baller like you. Um well do you want a, do, do you want look...

UC Vinny: Yeah, we're bringing it to Florida so uh, I'll be down, I'll be back by then probably. You know what I'll do is let me figure out how long it's gonna take me to finish getting down to Miami. Um take me another week or so and then I'll give you call maybe in like a week, week and a half.

Sittenfeld: Yeah, give me, give me a call and if, if by any chance you want to get in there on the 4<sup>th</sup> go out, go out for dinner together or something or if you're around the next day, catch up during the day.

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UC Vinny: Yeah, that would be, that would be huge. That'll be huge, yeah, I'd love to do that because I can, I'm gonna be down there anyway probably at some point. At some point, I'm gonna be down there anyway.

Sittenfeld: Okay, yeah, let me, let me, let, give me, give me, give, give me a call and enjoy, uh enjoy yachting down to Miami and then when you get your schedule sorted out give me a call and let me know.

UC Vinny: Yeah, it's not a problem, you know because I was going to ask you anyway. Rob had told me about this Laura thing.

Sittenfeld: Yeah, I, I had a, I think I got it solved so. I had a long pretty intense conversation with her today, which I basically like forced her to move forward so. She's reaching out to have a meeting with Chin and this other guy Mike Schiff out of Columbus...

UC Vinny: Hmm-mmm

Sittenfeld: ....um so well she was out of the country so I think for part of her...but, but granted you know she and Chin need to repair their relationship a little bit, which I think, I think they're gonna do. But um I told her I was like look you need to have the meeting and go forward. So she, when we got off the phone she said she was going to send an email to him to get the meeting set up.

UC Vinny: Alright, not a problem, not a problem. I appreciate anything you do with me because uh 435 Elm is important to me.

Sittenfeld: Oh, no, it's very important. No question about it so...

UC Vinny: It's important to me.

Sittenfeld: ...and, and it's important to the city, yeah it's important to you guys so we all want to make it happen so we will.

UC Vinny: Alright, alright, as long as you're all over it, as long as you're all over it.

[Talking over each other]

Sittenfeld: Okay (UI) always, always, always all over it. Okay, keep, keep me...

UC Vinny: You, you keep doing what you're doing and I'll, I'm going to call you in like week, week and a half and uh I'd love to see you down there.

Sittenfeld: Okay, that'll be great. Alright be in touch.

UC Vinny: Alright enjoy your dinner.

Sittenfeld: You got it.

UC Vinny: Alright.

Sittenfeld: Thanks Vinny, talk to you soon – bye.



**Subject:** Re: CS report findings**From:** Jared Kamrass <jared.kamrass@gmail.com>**To:** "P.G. Sittenfeld" <pg.sittenfeld@gmail.com>**Date Sent:** Saturday, May 12, 2018 10:30:22 AM GMT-04:00**Date Received:** Saturday, May 12, 2018 10:30:22 AM GMT-04:00**Attachments:** John Cranley Fundraiser Invite List.xlsx, Cranley for Cincinnati Running Total%2FBudget.xlsxGOVERNMENT  
EXHIBIT

USA 41H

Attached with John's total list and the invite list to Albert's event

**Jared Kamrass**

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On Fri, May 11, 2018 at 6:06 PM, P.G. Sittenfeld <[pg.sittenfeld@gmail.com](mailto:pg.sittenfeld@gmail.com)> wrote:  
just bumping this, for prior context...

----- Forwarded message -----

**From:** P.G. Sittenfeld <[pg.sittenfeld@gmail.com](mailto:pg.sittenfeld@gmail.com)>**Date:** Sun, Feb 11, 2018 at 4:26 PM**Subject:** CS report findings**To:** Jared Kamrass <[jared.kamrass@gmail.com](mailto:jared.kamrass@gmail.com)>

I did a very quick look through of the reports and pulled the stuff below (sure I missed a few), but here are my general findings:

- obviously need to and will make sure labor doesn't support him
- should stop the developers, like Bastos/Neyer/MedPac, etc - from supporting both of us (i.e.: reason for the deck we've created), and probably reach those audiences sooner rather than later
- the local Republican support for him from actual office holders (Chabot, Tom Brinkman, Wenstrup) + COAST types could be a less good look inside the city. makes it harder for him to deny he's a Republican
- I didn't get to properly scrutinize, but I think there's some real stuff to pick apart in his expenditure reports, too

What am I missing?

**People who gave to both of us:**

Tom Shepherd: \$1,000

Peg Wyant: 250

Anne Greenwald: 100

Pat Crowley: 100

Code: 1000

Margot Stoeher: 40

IBEW: 1000

Jeff Berding: 200

Mu Sinclair: 250  
 George Joseph: 1000  
 Pete Strange  
 Ric Vogel: 200  
 Don Driehaus: 200  
 Matt Davis: 250  
 Dan Ruh: 500  
 Fire fighters: 2700  
 Carpenters: 2700 (listed twice)  
 Doug Moorman: 250 (x 2)  
 David Bastos: various LLC  
 Dan Neyer: various LLC  
 Brian Hendy: 500  
 Jim McGraw: 250  
 Various MedPace LLCs:  
 Charlie Luken: 200 + 150  
 Beth Burwinkel: 200  
 Taft Law firm: 1000  
 Mary Armor: 100 x 2  
 Tom Croft: 100  
 Rick Greiwe: 100  
 Realtors: 2700  
 Lorrence Kellar: 100  
 Nassau Avenue Investment (Mike Ealy): 1100  
 Molly North: 500  
 Jared & David Davis: 1100 each  
 Otto Budig  
 Prus

**Otherwise caught my eye for various reasons:**

Chabot for Congress: 500  
 Tom Brinkman: 1100  
 Brad Wenstrup 200  
 Brian Shrive: 1100  
 Bernadette Watson: 100  
 Mark Quarry (as individual): 25  
 Pat DeWine  
 Monzel's wife  
 Chris Bigham: \$25 (City Budget Office Director)  
 Curt Hartman  
 Donavan for Sherrif: 1000  
 Ginger Warner: 1000  
 Finney Law Firm: 1000  
 Tom Fernandez: 500  
 Scott Lovdal: 200  
 Tyrone Yates: 25